

RENTAL APPLICATION – AGREEMENT TO LEASE

Any misrepresentation shall be considered a default under the terms and conditions of the Lease Agreement at the option of the Landlord.

Property: _____ Apt. #: _____ Move in Date: _____ Lease Length: _____ Mo.

Rental Agent Name and Phone Number: _____

Specials: (Limited Time Only) _____

\$ _____ Rent per month - due payable on the first (1st) day of the month
\$ 600.00 Non-Refundable Community Fee – payable within 60 days of move-in.

Applicant agrees to:

- Pay the cost of credit/background check at time of submitting application.
- \$600.00 Apartment Holding Deposit is payable within 24 hours of the application approval. The Apartment Holding deposit will be applied as a credit to the rental account. If the applicant cancels move in within 3 days of approval, the application holding deposit is forfeited and will be applied as liquidated damages for holding and preparing the Premise.
- Execute a Lease, prior to entering into possession of said Premises.

Agreed to by: _____ (initialed by Applicant)

Applicant Information (Please Print):

Full Name: _____ Nickname/Maiden Name: _____

Social Security #: _____ Date of Birth: _____

Driver's License State/#: _____ Have you ever lived at another Mark IV community? _____

Name/Date: _____

May we Contact you via e-mail. Yes No Email Address: _____

Home Telephone #: _____ Cell Telephone#: _____

Current Address: _____ Currently Rent Own Home Live with Family

City: _____ State: _____ Zip: _____ How did you hear about us? _____

Current Address Tenancy From: _____ To: _____ Lease End or Home Sale Date _____

Did You Give 30 Days' Notice to Current Landlord? _____ Reason for Moving: _____

Landlord / Property Name: _____ Landlord Telephone: _____

Monthly Rent or Mortgage Payment: _____ Does it include utilities? _____

Do you have an outstanding rent balance? Yes No If Yes, How Much: _____

Employment (Please Print):

Present Employer Name _____ Supervisors Name: _____

Employers Address: _____ Telephone #: _____

Your Position Description: _____ Net Income: _____ Weekly / Monthly

Length of Employment: _____

2nd / Previous Employer Name _____ Supervisors Name: _____

Employers Address: _____ Telephone #: _____

Your Position Description: _____ Net Income: _____ Weekly / Monthly

Length of Employment: _____

Personal Finances (Please Print):

Other Income Source (account # & amount): _____

Checking/Savings – Bank Name & Account #: _____



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Applications will be denied if the applicants do not meet Mark IV Enterprise’s residency qualifications as stated in the above criteria. Applications may be denied for any of the following reasons in addition to the above criteria:

- 1. Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive and/or weapons.
- 2. Inability to provide immigration documentation to verify legal entry in the United States and legal residency in the United States for the length of the lease term.
- 3. Negative credit report, which may include a history of late payments, charge-offs, low credit score, and/or collection accounts. If all other criteria stated are satisfied, credit scores shall be evaluated as follows:
 - a. Report Score 740+ shall be approved.
 - b. Report Score 615-739 shall be approved with first and last month’s rent paid at time of lease signing or qualified guarantor.
 - c. Report Score below 614 shall be automatically declined.
- 4. Refusal to occupy proper unit size in accordance with occupancy standards.
- 5. History of property damage.
- 6. Failure to move into the rent-ready unit on the agreed date.
- 7. Waivers. Any requests for a waiver of these criteria must be in writing and should state the reason(s) supporting a waiver in detail and should include any supporting information or documentation.

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Applicant Signature Date

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Applicant Signature Date

