

**ZACHARY PARKSIDE I**  
**RENTAL APPLICATION**

Phone: 225-654-1119

Fax: 225-658-6597

*Note: All Persons 18 years or older must complete a separate application.*

\$50.00 Application Fee per Applicant (Non-Refundable)

\$100.00 Admin Fee per Apartment (Non-Refundable)

**LEASING AGENT TO COMPLETE**

Date: \_\_\_\_\_ Apartment #: \_\_\_\_\_

Requested Move In Date: \_\_\_\_\_ Lease Term: \_\_\_\_\_

Rental Amount: \_\_\_\_\_ Specials: \_\_\_\_\_

**\*\*PLEASE COMPLETE THE FOLLOWING QUESTIONS REGARDING THE APPLICANT\*\***

Name: \_\_\_\_\_  
(last name) (first name) (middle name)

SS#: \_\_\_\_\_ DOB: \_\_\_\_\_ Driver's Lic. #: \_\_\_\_\_ State: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ADDRESS**

Present Address: \_\_\_\_\_  
(street) (city) (state) (zip code)

Present Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_  
(if less than 2 years)

Reason for Leaving: \_\_\_\_\_

**EMPLOYMENT**

Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address of Employer: \_\_\_\_\_ Fax #: \_\_\_\_\_

Position: \_\_\_\_\_ Salary: \_\_\_\_\_ Length of Employment: \_\_\_\_\_  
Full Time  Part Time  Not Employed

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_  
(if less than 2 years)

Address of Employer: \_\_\_\_\_ Fax #: \_\_\_\_\_

Position: \_\_\_\_\_ Salary: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

If you have no salary, from what source will you pay your rent? \_\_\_\_\_

Have you ever been convicted or pled guilty to a crime? \_\_\_\_\_

**\*\*PLEASE COMPLETE THE FOLLOWING QUESTIONS REGARDING YOUR SPOUSE OR GUARANTOR\*\***

Name: \_\_\_\_\_  
(last name) (first name) (middle name)

SS#: \_\_\_\_\_ DOB: \_\_\_\_\_ Driver's Lic. #: \_\_\_\_\_ State: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ADDRESS**

Present Address: \_\_\_\_\_  
(street) (city) (state) (zip code)

Present Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_  
(if less than 2 years)

Reason for Leaving: \_\_\_\_\_



**EMPLOYMENT**

Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address of Employer: \_\_\_\_\_ Fax #: \_\_\_\_\_

Position: \_\_\_\_\_ Salary: \_\_\_\_\_ Length of Employment: \_\_\_\_\_  
Full Time  Part Time  Not Employed

Previous Employer: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone #: \_\_\_\_\_  
(if less than 2 years)

Address of Employer: \_\_\_\_\_ Fax #: \_\_\_\_\_

Position: \_\_\_\_\_ Salary: \_\_\_\_\_ Length of Employment: \_\_\_\_\_

If you have no salary, from what source will you pay your rent? \_\_\_\_\_

Have you ever been convicted or pled guilty to a crime? \_\_\_\_\_

**\*\*OTHER PERSONS WHO WILL OCCUPY THIS ADDRESS WITH YOU\*\***  
(Minor Children, Dependents, Etc)

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Have any of the above occupants ever been convicted of a crime? \_\_\_\_\_

**\*\*REGISTERED VEHICLES AT THIS ADDRESS\*\***

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate #: \_\_\_\_\_ Color: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate #: \_\_\_\_\_ Color: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ License Plate #: \_\_\_\_\_ Color: \_\_\_\_\_

**\*\*PETS\*\***

Do you have pets: \_\_\_\_\_ How Many: \_\_\_\_\_ What Kind: \_\_\_\_\_ Weight: \_\_\_\_\_

**Note:** Please refer to community's Pet Policy on specific rules and regulations regarding pets.

**\*\*IN CASE OF AN EMERGENCY, PLEASE NOTIFY\*\***

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

By signing below, I authorize **ZACHARY PARKSIDE I** to make inquiries through the Credit Bureau and/or from my employer and other references that I have supplied on this Rental Application.

Applicant has deposited herewith the sum of \$ \_\_\_\_\_ with **ZACHARY PARKSIDE I** which is hereby acknowledged, to be used at Owner/Agent's discretion and to be refunded as hereinafter provided in the Lease Agreement. In the event this application is approved, and applicant fails or refuses to enter into the contemplated Lease Agreement, Owner/Agent shall retain the said deposit as liquidated damages to cover the cost of taking and processing this application, removing the property from the market, and holding same for applicant. In the event this application is not approved by the Owner/Agent, this deposit will be promptly returned to the applicant.

This application is made with the understanding that it is subject to acceptance by the Owner and subject to execution by an Officer of said company and delivery of a Lease Agreement covering said premises. Please allow a minimum of 3-5 days to process your application for both credit and character references.

The above information is correct to the best of my knowledge. I have no objection to inquiries for the purposes of verification of the above statements. This includes a police background check. It is understood that the above information will be held in strict confidence.

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
LESSEE DATE

\_\_\_\_\_  
AGENT FOR OWNER DATE

# ZACHARY PARKSIDE I APPLICATION REQUIREMENTS

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## Welcome to ZACHARY PARKSIDE I!

Please review the following information, complete the attached application and return it to the leasing office.

- Applicants must show valid State or Government issued photo identification
- Applicants must be 18 yrs. of age or older
- All occupants over the age of 18 yrs. must complete an application
- Proof of income is required
- Positive rental and/or mortgage history is required
- Positive credit history is required (Decision based using a computer scoring model)
- Positive background check is required
- Applicants who falsify information on the application or verbally falsify information will be automatically denied rental
- Non-refundable application fee of **\$50.00** per person
- Non-refundable administration fee of **\$100.00** per apartment
- Security Deposit of **\$300.00**
- Additional Security Deposit may be required

### RENTAL SCORING & YOUR RENTAL APPLICATION

Many landlords rely upon "Rental Scores" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing applicant information, and help speed the application approval process.

#### HOW IS MY RENTAL SCORE DETERMINED?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like race, color, sex, familial status, handicap, national origin, or religion- as factors.

#### HOW IS MY RENTAL SCORE USED?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

#### WHAT CAN I DO TO IMPROVE MY RENTAL SCORE?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

#### WHERE CAN I HAVE MY SCORE EXPLAINED?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

**CoreLogic Safe Rent, Inc.**  
Attn: Consumer Relations Department  
7300 Westmore Road, Suite 3  
Rockville, MD 20850-5223  
Phone: (888)333-2413

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LESSEE

DATE

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AGENT FOR OWNER

DATE



# ZACHARY PARKSIDE I SECURITY DEPOSIT AGREEMENT

DATE: \_\_\_\_\_

Received from \_\_\_\_\_, \$ \_\_\_\_\_ as a Security Deposit for Unit # \_\_\_\_\_ of **ZACHARY PARKSIDE**. Lessee has seventy-two (72) hours to cancel the application or to provide all necessary documentation for completion of the application or the deposit will be **FORFEITED**. Lessee is aware that if their application is not approved, the security deposit will be refunded and Lessee will not be allowed to occupy the apartment. If the application is approved, this deposit will hold the above referenced unit for the Lessee. **AFTER APPROVAL, IF LESSEE DECIDES NOT TO MOVE IN FOR ANY REASON, THE SECURITY DEPOSIT WILL BE FORFEITED.**

**RELEASE OF THE SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING:**

1. Full term of Lease has expired.
2. **Sixty (60)** day's written notice was given prior to leaving the apartment. Notice due on 1<sup>st</sup> of month.
3. All occupants must vacate apartment. No partial move-outs.
4. No damage to property beyond fair wear and tear.
5. Entire apartment, including range, exhaust fans, refrigerator, bathrooms, closets and cabinets are clean.
6. All burned out light bulbs are to be replaced.
7. No damage to carpet beyond normal wear and tear. **CARPET MUST BE PROFESSIONALLY STEAM CLEANED BY RESIDENT UPON MOVE OUT.**
8. All unpaid charges are current, to include late charges, delinquent rent and maintenance invoices.
9. All keys are returned to Lessor. Rent will continue to accrue until keys are returned.
10. All debris, rubbish and discards are removed from the unit and placed in appropriate containers.
11. Forwarding address or addresses are left with manager.
12. All terms of the lease are complied with.

The costs of labor and materials for cleaning and repairs, and delinquent payments will be deducted from Security Deposit if all above provisions are not complied with. **THE SECURITY DEPOSIT WILL BE REFUNDED BY CHECK(S), MAILED TO THE FORWARDING ADDRESS(ES), MADE PAYABLE TO ALL PERSONS SIGNING THE LEASE AGREEMENT.** Refunds cannot be picked up at the office.

**THE UNDERSIGNED LESSEE AGREES THAT THIS SECURITY DEPOSIT MAY NOT BE APPLIED AS RENT, AND THAT THE FULL MONTH'S RENT WILL BE PAID THE FIRST DAY OF EACH MONTH, INCLUDING THE LAST MONTH OF OCCUPANCY.**

LESSEE	DATE	LESSEE	DATE
LESSEE	DATE	LESSEE	DATE

**LESSOR AGREES THAT SUBJECT TO THE CONDITIONS LISTED ABOVE THIS SECURITY DEPOSIT WILL BE RETURNED IN FULL.**

AGENT FOR LESSOR	DATE
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