



PROPERTY NAME / NUMBER _____
 UNIT NUMBER _____ ADDRESS _____
 DATE UNIT WANTED _____ UNIT RENT \$ _____ SCREENING CHARGE \$ _____
 OWNER / AGENT _____ PHONE _____
 STREET ADDRESS _____
 SMOKING POLICY: SMOKING ALLOWED - ENTIRE PREMISES SMOKING PROHIBITED - ENTIRE PREMISES
 SMOKING ALLOWED IN LIMITED AREAS (ASK MANAGEMENT FOR DETAILS)

APPLICANT

APPLICANT FULL LEGAL NAME _____ **EMAIL** _____
 PREVIOUS NAMES, ALIASES OR NICKNAMES USED _____
 DATE OF BIRTH _____ SOC. SECURITY # _____ DRIVER'S LICENSE # / STATE _____
 APPLICANT PHONE (_____) _____ CELL (_____) _____
 PRESENT STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____ DATE YOU MOVED IN _____
CURRENT LANDLORD NAME _____ **LANDLORD PHONE** (_____) _____
 STREET ADDRESS (OR APARTMENT NAME) _____
 CITY _____ STATE _____ ZIP _____

APPLICANT FORMER STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____ FROM _____ TO _____
FORMER LANDLORD NAME _____ **LANDLORD PHONE** (_____) _____
 STREET ADDRESS (OR APARTMENT NAME) _____
 CITY _____ STATE _____ ZIP _____
OTHER STATES AND COUNTIES YOU HAVE LIVED IN DURING THE PAST 5 YEARS _____

PRESENT EMPLOYER _____ **PHONE** (_____) _____
 STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 POSITION _____ **HOW LONG? (DATE HIRED)** _____
 GROSS PAY \$ _____ OTHER INCOME \$ _____ SOURCE _____
PREVIOUS EMPLOYER _____ **PHONE** (_____) _____
 STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 POSITION _____ **HOW LONG?** _____

APPLICANT'S INITIALS _____

REFERENCES

BANK _____ BANK _____

HAVE YOU ESTABLISHED RETAIL CREDIT? YES NO

RELATIVE / PARENT _____ PHONE (_____) _____

ADDRESS _____

EMERGENCY CONTACT _____ PHONE (_____) _____

ADDRESS _____

HAVE YOU EVER BEEN EVICTED? YES NO IF YES, DATE _____

HAVE YOU OR ANY OTHER PERSON WHO WILL BE OCCUPYING THE UNIT EVER BEEN CONVICTED OF, OR PLED GUILTY OR NO CONTEST TO, ANY FELONY OR MISDEMEANOR? YES NO IF YES, WHO _____ WHERE _____ WHEN _____

WHAT _____

OTHER OCCUPANTS

NAME	DATE OF BIRTH	VEHICLES	MAKE	MODEL	STATE	LICENSE PLATE #
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

OTHER

ANIMALS (SUBJECT TO APPROVAL BY MANAGEMENT) NUMBER & TYPE: _____

DO YOU INTEND TO USE: WATERBED AQUARIUM MUSICAL INSTRUMENT _____

DO YOU HAVE RENTER'S INSURANCE? YES NO

APPROVAL

Why are you vacating your present place of residence? _____

Have you given legal notice where you now live? YES NO How did you hear about our property? _____

Owner/Agent has charged a screening charge as set forth above. Owner/Agent may obtain a consumer credit report and/or an Investigative Consumer Report which may include the checking of the applicant's credit, income, employment, rental history, and criminal court records and may include information as to his/her character, general reputation, personal characteristics, and mode of living. You have the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting Act, and a written summary of your rights pursuant to Section 609(c). You have the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation.

SCREENING COMPANY OR CREDIT REPORTING AGENCY

COMPANY NAME _____ PHONE _____

ADDRESS _____

If the application is approved, applicant will have _____ hours from the time of notification to either execute a rental agreement and make all deposits required thereunder or make a deposit to hold the unit and execute a deposit receipt which will provide for the forfeiture of the deposit if applicant fails to occupy the unit. If applicant fails to timely take the steps required above, he/she will be deemed to have refused the unit and the next application for the unit will be processed.

GOOD FAITH ESTIMATE

Approximate number of units currently available, or which will in the foreseeable future be available, of the size and in the area requested by applicant: _____ unit(s).

Approximate number of applications previously accepted and currently under consideration for those units: _____ application(s).

If the blanks above are not filled in, then there is at least one unit available and there are no applications ahead of yours currently under consideration.

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that giving incomplete or false information is grounds for rejection of this application. I understand that if any information supplied on this application is later found to be false, this is grounds for termination of tenancy. I have received and read the Owner/Agent's rental criteria.

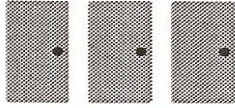
APPLICANT _____ DATE _____ PICTURE I.D. VERIFIED BY _____
(INITIALS)

OWNER/AGENT _____ DATE RECEIVED _____ TIME RECEIVED _____

OWNER/AGENT NOTES _____

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BUNTING



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Tenant Screening & Selection Process Criteria for Residency

Applicant's gross income shall be three (3) times the rent amount.

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. (A bedroom is defined as a space within the premises that is used primarily for sleeping, with at least one window and a closet for clothing.)
2. Two persons are allowed per bedroom.
3. The occupancy standard may vary for each apartment community, based on square footage.

GENERAL STATEMENTS

1. Positive picture identification will be required.
2. Each applicant will be required to qualify individually. A credit and criminal background check will be run on each applicant. A debt to income ration of more than 38% shall result in landlord's right to deny application or require a higher security deposit.
3. Inaccurate or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later, illegal drug use is confirmed, eviction will result.
5. Any individual, whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or property of others, will be denied.

EMPLOYMENT CRITERIA

1. Six months of verifiable employment will be required if used as a source of income.
2. Three (3) years of eviction free rental history is required.
3. Three or more 72 hour notices within one year will result in denial of application.
4. Three or more NSF's within one year will result in denial of application.
5. Rental history reflecting past due and unpaid rent will result in denial of application.
6. Any recorded or unrecorded FED, collections of judgments will result in denial of application.

CREDIT RITERIA

1. Negative or adverse debt showing on consumer credit report may require an additional security deposit.
2. Three or more unpaid collections (not medical related) may result in a denial of your application.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental application and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to any crime.

- a. A conviction, guilty plea or no-contest plea for any felony involving serious injury, kidnapping, death, arson, sex crimes and/or a class A/Felony burglary or a class A/Felony robbery; or
- b. Conviction, guilty plea or no-contest plea, where the release or parole have occurred within the past seven years for; any other felony charges or any misdemeanor involving assault, intimidation, sex related, drug related, (sale, manufacture, delivery or possession with intent to sell) property damage or weapons charges or:
- c. A conviction, guilty or no-contest plea, where the date of release or parole have occurred within the past three years for: any B or C misdemeanor in the above categories or those involving criminal trespass 1, theft or prostitution shall be grounds for denial of the rental application. Pending charges of outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of pending charges.