



FOR OFFICE USE ONLY:
 APT. NO. _____ APT. TYPE _____
 MONTHLY RENT _____ MOVE-IN DATE _____
 SOURCE _____ PRO-IN \$ _____
 LEASE DATES _____
 CONCESSION AMT _____ FROM _____ TO _____
 LEASING CONSULTANT _____

APPLICATION FOR RESIDENCY

DATE _____

EACH APPLICANT 18 YEARS OF AGE OR OLDER MUST SUBMIT A SEPARATE APPLICATION, HOWEVER, MARRIED RESIDENTS MAY SUBMIT A JOINT APPLICATION.

APPLICANT'S NAME _____
 First Middle Last

DATE OF BIRTH _____ SOCIAL SECURITY # _____

MARITAL STATUS _____ DRIVER'S LICENSE NO. _____ STATE _____

EMAIL ADDRESS _____ CELL PHONE _____

SPOUSE'S NAME _____
 First Middle Last

DATE OF BIRTH _____ SOCIAL SECURITY # _____

SPOUSE'S DRIVER'S LICENSE NO. _____ STATE _____

EMAIL ADDRESS _____ CELL PHONE _____

OTHER OCCUPANTS:

Name	Date of Birth	Relationship	SS#	Name	Date of Birth	Relationship	SS#
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Name	Date of Birth	Relationship	SS#	Name	Date of Birth	Relationship	SS#
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EMERGENCY CONTACT NAME _____ ADDRESS _____

RELATIONSHIP _____ HOME PHONE _____ CELL PHONE _____ WORK PHONE _____

IMPORTANT MEDICAL INFORMATION ABOUT OCCUPANTS IN CASE OF AN EMERGENCY _____

PRESENT ADDRESS _____
 Street Apt. # City State Zip Code Telephone

DATES (MO/YR): FROM _____ TO _____ MONTHLY PAYMENT _____

PRESENT LANDLORD/MANAGER _____ TELEPHONE _____

RENT OR OWN _____ IF HOME, MORTGAGE CO & LOAN # _____ REASON FOR MOVING _____

PREVIOUS ADDRESS _____
 Street Apt. # City State Zip Code Telephone

DATES (MO/YR): FROM _____ TO _____ MONTHLY PAYMENT _____

RENT OR OWN _____ IF HOME, MORTGAGE CO & LOAN # _____ REASON FOR MOVING _____

HAVE YOU AND/OR INTENDED OCCUPANTS EVER BEEN SUED FOR NONPAYMENT OF RENT? _____ YES _____ NO

BEEN SUED FOR DAMAGE TO RENTAL PROPERTY? _____ YES _____ NO BROKEN A RENTAL AGREEMENT OR CONTRACT? _____ YES _____ NO

BEEN EVICTED FROM ANY LEASED PREMISES _____ YES _____ NO IF YES, EXPLAIN _____

PRESENT EMPLOYER _____ POSITION _____

BUSINESS ADDRESS _____ BUSINESS PHONE NO _____

SUPERVISOR _____ EMPLOYED SINCE _____

PREVIOUS EMPLOYER _____ POSITION _____

BUSINESS ADDRESS _____ BUSINESS PHONE NO _____

SUPERVISOR _____ DATES OF EMPLOYMENT _____

SPOUSE'S EMPLOYER _____ POSITION _____

BUSINESS ADDRESS _____ BUSINESS PHONE NO _____

SUPERVISOR _____ DATES OF EMPLOYMENT _____

REASON FOR LEASING HERE _____ WERE YOU REFERRED? _____ YES _____ NO

NAME OF LOCATOR OR RENTAL AGENCY _____ NAME OF INDIVIDUAL LOCATOR OR AGENT _____

NAME OF FRIEND OR OTHER PERSON _____ NAME OF CURRENT RESIDENT AND APARTMENT # _____

YEAR & MAKE _____ COLOR _____ TAG NO & STATE _____ REGISTERED TO _____

YEAR & MAKE _____ COLOR _____ TAG NO & STATE _____ REGISTERED TO _____

ADDITIONAL VEHICLES _____

GIVE DESCRIPTION AND TAG NUMBERS OF ANY BOAT, MOTORCYCLE, CAMPER, VAN, ETC. YOU MAY OWN _____

CHECKING ACCOUNT NO _____ BANK NAME _____ AVERAGE BALANCE _____ INTEREST RATE _____

SAVINGS ACCOUNT NO _____ BANK NAME _____ AVERAGE BALANCE _____ INTEREST RATE _____

TOTAL ANTICIPATED GROSS INCOME FROM DATE OF MOVE-IN THROUGH THE NEXT 12 MONTHS

INCOME

ANNUAL SALARY (Including Fees, Tips, Commissions and Bonuses) + _____
 SPOUSE'S ANNUAL SALARY (Including Fees, Tips, Commissions and Bonuses) + _____
 ADDITIONAL ANNUAL INCOME (Child Support, Parental Support, etc.) + _____
 SOURCE _____
 TOTAL VALUE OF ASSETS (Stocks, Bonds, Savings Account, Equity in Real Property, Capital Investments, Etc.) \$ _____
 TOTAL INCOME FROM ASSETS + _____
 TOTAL ANTICIPATED GROSS INCOME = _____

I hereby deposit the following with management as a good faith deposit in connection with this application for residency:

REFERENCES

	Required Amount	Amount Paid	Date Paid	Check/ Money Order #'s
Non-Refundable Application Fee	\$ _____	\$ _____	_____	_____
Security Deposit (Premise)	\$ _____	\$ _____	_____	_____
Non-Refundable Redecoration Fee	\$ _____	\$ _____	_____	_____
Non-Refundable Pet Fee	\$ _____	\$ _____	_____	_____
Total	\$ _____	\$ _____	_____	_____

If my application is accepted, I understand the security deposit (Premise) will become my refundable security deposit upon meeting the terms of the lease and the community rules and regulations. If for any reason management decides to decline my application, then management will refund the security deposit, pet fee and redecoration fee to me in full. If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over of a prior resident and if I do not notify management of my intent to cancel in writing within 72 hours of my application date, I understand that management will assess damages against the deposit for the amount of rent lost and any expenses incurred due to my cancellation. Therefore, I agree to forfeit the full amount of deposit and fees. Applicant has submitted the sum of \$_____ which is a non-refundable payment for processing this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing application as furnished by the applicant.

PET

DO YOU INTEND TO LIVE WITH A PET ON PROPERTY? IF SO, HOW MANY? _____ TYPE _____ WEIGHT _____ AGE _____
 TYPE _____ WEIGHT _____ AGE _____

CRIMINAL HISTORY

1. Have you/or your intended occupant(s) ever been convicted of and/or pled "guilty" or "no contest" to any felony regardless of whether such action resulted in jail or prison time served and/or deferred adjudication? _____ Yes _____ No
2. Have you and/or your intended occupant(s) ever been convicted of and/or pled "guilty" or "no contest" to any misdemeanor involving theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or unlawful conduct involving a minor, regardless of whether such activity resulted in jail or prison time service and/or deferred adjudication? _____ Yes _____ No
3. Are you currently on probation, parole, or suspended sentence for any conviction? _____ Yes _____ No
4. Have you, your spouse, or any occupant listed in this Application ever (circle each applicable letter): A) Been evicted or asked to move out? B) Moved out of a dwelling before the end of the lease term without the owner's consent? C) Declared bankruptcy? D) Been sued for rent? E) Been sued for property damage?

SIGNATURE

By signing this application, I, the undersigned applicant(s), warrant and represent the information on this application for residency is true and correct and that Management/Owner is authorized to verify this information. However, I acknowledge and understand that Management/Owner undertakes no obligation to verify the accuracy of any information provided by me in this application. All persons/firms named may freely give any requested information concerning me, and I hereby knowingly and voluntarily waive all right of action for any consequence resulting from such information. In addition, I hereby authorize Management/Owner to release any and all information in this application on my behalf and for my benefit. Any false information, statement, or response on this application will constitute grounds for immediate rejection of this application and, if applicable, may lawfully serve as basis for lease termination and/or eviction.

Applicant's Printed Name	Date	Spouse's Printed Name	Date
_____	_____	_____	_____
Applicant's Signature	Date	Spouse's Signature	Date
_____	_____	_____	_____

THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT.

TITLE VIII of the CIVIL RIGHTS ACT of 1986 and subsequent amendments make discrimination based on race, color, religion, sex, familial status, handicap or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company is the Department of Housing and Urban Development. EQUAL CREDIT OPPORTUNITY ACT
 The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company is the Equal Credit Opportunity, Federal Trade Commission, Washington D.C. 20580.

CREDIT BUREAU INFORMATION AND CRIMINAL HISTORY CHECK ATTACH CREDIT REPORT AND CRIMINAL HISTORY CHECK TO APPLICATION

DISAPPROVED

APPROVED

DATE DISAPPROVED _____ DATE APPLICANT(S) CONTACTED _____

DATE APPROVED _____

IF DISAPPROVED, APPLICANT MUST RECEIVE A LETTER OF REJECTION

DATE APPLICANT(S) CONTACTED _____

PERSON WHO CONTACTED APPLICANT(S) _____

COMMENTS OR CHANGES _____

STATING THE REASON FOR THE REJECTION ATTACH COPY

PERSON WHO CONTACTED APPLICANT(S) _____

WHAT WAS THE BASIS FOR REFUSAL?

- UNFAVORABLE CRIMINAL HISTORY UNFAVORABLE CREDIT REPORT
 WAS THE APPLICANT GIVEN THE NAME AND ADDRESS OF THE REPORTING AGENCY? YES _____ NO _____
 UNFAVORABLE REPORT FROM PREVIOUS LANDLORD
 UNFAVORABLE EMPLOYMENT REFERENCES
 INCORRECT INFORMATION SUBMITTED ON APPLICATION
 NUMBER OF OCCUPANTS NUMBER OR SIZE OF PETS _____
 OTHER (SPECIFY) _____

MANAGER'S SIGNATURE _____
 DATE SIGNED _____

STATEMENT OF RENTAL POLICY

Welcome to our community. Before applying to rent an apartment, please take the time to review this Statement of Rental Policy. For the purpose of this document, the term “applicant” is defined as the person or persons who will be signing the Lease as the “Resident”. An applicant must be 18 years of age or older to qualify as a resident. All individuals 18 years of age or older must complete an application and be listed as a “Resident” on the Lease Agreement. The term “occupant” is defined as the person or persons who will be listed on the lease agreement who is under the age of 18, and who is residing at this community. Some criteria apply to the applicants only; other criteria apply to all occupants. Please note that this is the current rental criteria for this community; nothing contained herein constitutes a guarantee or representation that all residents and occupants currently residing here have met these requirements. There may be individuals who began residing at this community prior to this particular criteria going into effect; additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from applicants and outside services used.

STANDARDS

EQUAL HOUSING: Our Community is an Equal Housing Opportunity Provider. We do business in accordance to the Federal Fair Housing Act and do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. Additionally, we provide housing in accordance with all other state or local laws if those laws provide greater protection than the Federal Fair Housing Act.

OCCUPANCY: Generally, no more than two persons per bedroom plus one may occupy a unit in our community. If the number of people applying for a single apartment exceeds the property's guidelines, the application will be rejected for that particular size of apartment. Our policy is to conform to local and state requirements to the extent that they require a different standard than stated here.

APARTMENT AVAILABILITY & RATES: Applications for apartment homes will be accepted on a first come – first served basis and are subject to the availability of the particular apartment type requested. “Availability” does not necessarily mean that an apartment will definitely be available for occupancy by an applicant at the estimated date. “Available” apartments include those where a “Notice to Vacate” has been submitted by an existing resident indicating an intention to vacate on or about a certain date. Under certain circumstances, we will permit current residents who are not in default of their lease to withdraw or change their notice of moving. Other circumstances, not necessarily under management’s control, may also delay the date of availability of an apartment. In addition, an apartment may not be considered available because it is about to be placed under contract as an application has been made and a deposit placed to hold the apartment. If you are approved for residency, but occupancy is or will be delayed for any reason whatsoever, including but not limited to the holding over of another resident, the premises is not physically ready for occupancy or any reason beyond the Landlord’s control, you agree that we are not responsible or liable to you in any manner for such delay. If the applicant’s credit is not approved or if the applicant fails to sign a Lease by the specified date, then the apartment would again become available. Whether a particular unit or type of apartment is available can vary significantly within several hours or a day. Rates quoted prior to the submission of all required application documents, fees, and deposits are subject to change.

REQUIREMENTS

APPLICATION FOR RESIDENCY: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent. For the purpose of this document, the term “Applicant” is defined as the person or persons who will be signing the Lease as the “Resident”. An applicant must be 18 years of age or older to qualify as a resident. All individuals 18 years of age or older must complete an application and be listed as a “Resident” on the Lease Agreement. The term “occupant” is defined as, any person who will be listed on the lease agreement who is under the age of 18 and who is residing at this community.

FEES/DEPOSITS: In order to reserve an apartment home, each applicant 18 years of age or older must submit an executed rental application and a **non-refundable application fee**. Additional fees such as **administrative fees and security deposits** may also be required at the time of application. Applicant(s) understands that an additional security deposit may be required based on qualifying criteria requirements. **If for any reason management decides to decline the application, a refund will be issued for any refundable administrative fees and/or deposits paid at the time of application.** If an applicant is conditionally approved but chooses not to pay the additional deposit, then his/her application will be considered declined. If the application is approved and the applicant fails to sign a lease or take occupancy of the premises on the agreed date, management may retain the administrative fee and application/security deposits paid as liquidated damages for the amount of rent lost and any expenses incurred due to the cancellation. Note: Additional refundable and non-refundable details, terms, and conditions are outlined on the Rental Applications “Fees and Deposits”

IDENTIFICATION: All applicants must present a valid government issued photo ID. Acceptable verifications include: state issued driver’s license, state issued photo identification card, current passport, current United States military ID card, and/or visa issued by US Immigration and Naturalization Services. Expired identifications will not be accepted as a valid photo ID.

QUALIFYING CRITERIA

SCORING OF YOUR CONSUMER CREDIT REPORT: This community uses an expert statistical credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, this information is compared to the credit trends of other consumers to predict how likely it is that you will pay your rent in a timely manner and fulfill your lease obligations. Based upon your credit score, your application will be accepted, rejected, or accepted on the condition that an additional security deposit is paid. If your application is rejected or accepted with conditions, you will be given the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report, and submit a new application to this community for further consideration.

CRIMINAL BACKGROUND CHECK: A criminal background check will be run on all applicants. An applicant may be automatically denied in the event they have ever been convicted of a felony or misdemeanor. The applicant(s) may also be declined if they have received adjudication withheld or have been charged with a felony or misdemeanor offense(s). An automatic denial will occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI, or other state and local law enforcement agencies. The applicant agrees that the lease shall be terminated in the event the applicant, after moving on to the property, is convicted of a felony or misdemeanor or appears on the list of known terrorists and wanted fugitives. Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

NOTIFICATION STATUTES: For your information, you may obtain data about sexual offenders and/or predators from The Department of Justice.

INCOME: The total amount of income combined for all applicants is part of our decision factors. This can include but is not limited to income being equal to or greater than three times the full **Market Rent**. Applicants may be required to submit verifiable income sources. Acceptable income verification required may include: (a.) six (6) consecutive weeks of pay stubs or a bank statement showing recurring pay deposits for 12 months; (b.) job opportunity letter or income verified by employer on company letterhead. This will be called on and verbally verified by the onsite staff; or (c.) in the event of self-employment, applicant(s) must provide proof of income via the last year’s tax return or an accountant’s certification of income. If applicant(s) has no current employment, one or more of the following conditions must be met: (a.) applicant(s) must provide bank statement reflecting balance equivalent to rental obligation for entire lease term; (b.) proof of trust income; or (c.) proof of social security, retirement, unemployment, or disability income.

RENTAL HISTORY: Up to 24 months of rental history may be verified on present and previous residences. A positive record of prompt monthly payment, no damages or monies owed, and sufficient notice to vacate is expected. Eviction, skip, landlord debt, or falsification of this application may result in an automatic rejection.

QUALIFYING CRITERIA (continued)

INTERNATIONAL RENTAL CRITERIA: In addition to qualifying under the terms stated in this Statement of Rental Policy, applicants from countries other than the United States must also meet the following criteria:

1. A valid passport and at least one (1) appropriate U.S. Citizenship and Immigration Services (USCIS) document, as specified below. Expired documents will not be accepted or considered valid.
 - Certificate of Naturalization, Certificate of Citizenship, I-551 stamp contained in valid foreign passport, I-94 card contained in valid foreign passport, Alien Registration Receipt card (Resident Alien Card), Temporary Resident card, Employment Authorization card, refugee travel document, foreign students with an F1 visa status must show USCIS document I-20 and verification of current enrollment in a US school.
2. International applicants with verifiable employment are required to pay *AN ADDITIONAL ONE MONTH'S RENT AS A DEPOSIT*.
3. Self-employed/unemployed international applicants must *PAY AN ADDITIONAL TWO MONTHS RENT AS A DEPOSIT*, with verifiable income in a United States bank equal to three times the annual rent.
4. All payments for fees, deposits and rent will be required in U.S. certified funds.

ADDITIONAL

HOLD HARMLESS ACKNOWLEDGMENT: Applicant agrees that management does not promise, warrant, or guarantee the safety and security of applicant, applicant’s family and occupants, or applicant’s personal property against the criminal actions of other residents or third parties. Furthermore, management shall not be liable for any damage or injury to applicant, applicant’s family and occupants, or to any person entering the premises or the building of which the leased premises are a part, for injury to person or property arising from theft, vandalism or casualty occurring in the premises or the buildings. The term “premises” is defined to include any common areas, lakes, and the surrounding area. Applicant agrees to indemnify and hold harmless management from all claims, costs, and expenses arising from injury to person or property. Each applicant has the responsibility to protect him or herself and to maintain appropriate insurance to protect his/her belongings. Applicants should contact an insurance agent to arrange appropriate insurance protecting their personal property.

Renter’s Liability Insurance coverage may be required. In the event this is required and your Application for Rental is approved by management, a condition of your future lease agreement and requirements are as follows:

1. Applicants must maintain and provide proof of coverage for a minimum of \$100,000.00 in legal liability protection prior to move in. This is to protect the property and resident from damage to the Landlord's property to include damage caused by water, fire, smoke or explosion.
2. Our Community requires all insurance carriers to list our community name as an "Interested Party" on the Declaration page and that the insurance company will notify the community in the event of a cancellation or change.

Required fire, casualty and liability insurance coverage is to insure against the risks described above. Insurance coverage maintained by management does not protect residents from loss of personal property by theft, fire, water damage or other perils. Residents are responsible for maintaining appropriate vehicular or automobile insurance coverage.

VEHICLES: Parking space is limited in our community. Contact the management office for specific parking policies.

PETS: Domesticated pets are accepted and certain breed restrictions and weight limitations. Additional fees may apply. Pets will be subject to visual inspection and all community policies. Applicants may be required to sign a separate Pet Addendum. Contact the management office for applicable limitations and fees. Verifiable service animals are allowed and no pet deposit or pet fee will be required upon approval.

SATELLITE DISH: Installation of satellite dishes is permitted if installation is in accordance with FCC and local access laws. Not all of our apartments are suitable to satellite reception and we cannot guarantee that satisfactory transmission will be received. There are limitations on how and where a satellite dish can be installed and the appropriate addendum must be signed prior to installation. Additional liability insurance (minimum coverage amount of \$100,000) is required and a copy of the insurance must be presented prior to installation.

ACKNOWLEDGEMENT

CONSENT: All applicants, co-applicants and guarantors must agree to the following by executing this Statement of Rental Policy and an Application for Residency.

****Consent must be original signatures or certified electronic signatures and may be obtained by facsimile.***

I hereby consent and allow the Landlord, through its designated agent and employees, to obtain and verify my credit information and a criminal background search for the purpose of determining whether or not to lease an apartment to me. I also understand that should I lease an apartment, the Landlord and its agents, shall have a continuing right to review my credit information, criminal background, rental application, payment history, and occupancy history for account review purposes and for improving application methods.

Applicant Signature Date

Print Name

Applicant Signature Date

Print Name

Applicant Signature Date

Print Name

Bridge Real Estate Group Representative Date

Print Name

