



Resident Selection Criteria

Simpson Property Group, LP would like to thank you for choosing The Madison at Spring Oak as your new apartment home. Be assured that we do not discriminate based on race, color, religion, gender, national origin, familial status, or disability. The Rental Criteria listed below explains the policies of this community with regard to qualifying standards which must be met by each adult application in order to be approved for residency. If we are unable to approve your application, you will be informed in writing and the reason for denial will be provided.

Age: All applicants must be eighteen (18) years of age or older in order to enter into a Lease Agreement, which is a legally binding contract.

Identity: All applicants are required to show a driver's license or government-issued photo identification.

Credit History: Credit history will be verified by SafeRent, a third party verification service. The applicant will receive a credit score based on the statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score, the application will be accepted, denied or accepted with conditions.

Income: If the application is accepted or accepted with conditions, verification of income in an amount equal to three (3) times the amount of rent per household may be required by one or more of the following:

- Two most recent paystubs
- Income tax return
- Letter from employer on company letterhead verifying income and employment

Housing: Applicants must have acceptable housing references. References are obtained from mortgage data or previous landlords relative to payment history, length of lease, amount of rent, damages and violation history.

Maximum Occupancy Standards:

One Bedroom/One Bathroom.....	Two Persons
Two Bedroom/Two Bathroom.....	Four Persons
Three Bedroom/ Two Bathroom.....	Six Persons

Please sign and return with completed application

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Revised 05/17/05

Rental Application

Community: _____ Apartment #: _____ Type: _____ Today's Date: _____

Leasing Consultant: _____ Move-In Date: _____

How did you learn of us?											
NAME (First, Middle, Last)			Birthdate / /		Soc. Sec. #: Dr. Lic. #: Foreign Citizen ID#		Home Phone #:		Cell Phone #:		
SPOUSE (First, Middle, Last)			Birthdate / /		Soc. Sec. #: Dr. Lic. #: Foreign Citizen ID#		Work Phone #:		E-mail Address:		
ADDRESS											
Street		Apt.#	City		State	Zip	<input type="checkbox"/> Own-Mortgage Co.: <input type="checkbox"/> Rent-Owner: Landlord's Phone #:		Monthly Pymt. \$	Date moved-in:	
Present:											
Street		Apt.#	City		State	Zip	<input type="checkbox"/> Own-Mortgage Co.: <input type="checkbox"/> Rent-Owner: Landlord's Phone #:		Monthly Pymt. \$	Address From/To:	
Previous:											
Street		Apt.#	City		State	Zip	<input type="checkbox"/> Own-Mortgage Co.: <input type="checkbox"/> Rent-Owner: Landlord's Phone #:		Monthly Pymt. \$	Address From/To:	
Previous:											
EMPLOYMENT											
Company		Address			City, State		Monthly Income:		Position	Phone #	
Current:											
Company		Address			City, State		Monthly Income:		Position	Phone #	
Previous:											
Company		Address			City, State		Monthly Income:		Position	Phone #	
Previous:											
Spouse:											
Monthly Income: \$											
REFERENCES											
Bank Name		Checking Acct. #:		open <input type="checkbox"/>	Branch Location		City, State		Bank's Phone #:		
Bank:											
Bank Name		Savings Acct. #:		open <input type="checkbox"/>	Branch Location		City, State		Bank's Phone #:		
Bank:											
OTHER INCOME											
Type of Other Income:		Income Source:		<input type="checkbox"/> Monthly, or <input type="checkbox"/> Annual	Income Amt.:		Type of Other Income:		Income Source:	<input type="checkbox"/> Monthly, or <input type="checkbox"/> Annual	
Income Amt.:											
OTHER OCCUPANTS:											
Full Name		Birthdate	Full Name		Birthdate	Full Name		Birthdate	Full Name		
Birthdate											
PET (Possession of a pet may require a pet deposit and/or agreement)											
<input type="checkbox"/> No Pet, <input type="checkbox"/> Yes Pet - if yes: How many? Type: Breed: Weight: Color: Age: Name:											
EMERGENCY CONTACT:											
Full Name		Address			City		ST	Zip	Phone #		
Relationship:											
PARENTS or CLOSEST RELATIVE:											
Full Name		Address			City		ST	Zip	Phone #		
Relationship:											
AUTOMOBILE/S											
1 st Car	Year	Make	Model	Color	Tag #	State					
2 nd Car	Year	Make	Model	Color	Tag #	State					
MILITARY STATUS (Active Duty Only)											
Rank:		Monthly Pay: \$		Enlistment Ends (Mo/Day/Yr):		Assigned to Unit:					
Unit's Address: Street/P.O. Box City State Zip Unit Telephone											
Immediate Non-com: Commanding Officer: Unless given a permanent change-of-duty (unknown to me at this time), I will be able to fulfill this agreement. I understand that military orders authorizing base housing DO NOT constitute change-of-duty, nor does assignment to a cruise relieve me of this agreement's term. <input type="checkbox"/> YES											
ACKNOWLEDGEMENT											
<p>I hereby consent to allow Simpson Property Group, LP, through its designated agents and employees, to obtain and verify the above information including references, credit information and criminal background if required for the purpose of determining whether or not to lease to me an apartment and to ensure Simpson Property Group's compliance with U.S. Laws. I understand that Simpson Property Group, LP and its agents shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history. The applicant has paid a non-refundable fee of \$ _____ for the costs and expenses in checking credit and references. Applicant represents that statements made on application are true and complete. Applicant acknowledges that false information will constitute reason for denial of application, termination of right of occupancy and forfeiture of deposits and fees paid.</p> <p>Applicant has paid \$ _____ earnest money to hold an apartment available from date of application to date of lease initiation. In no event shall period exceed 30 days. If this application is not approved, applicant withdraws application within 72 hours of the date of application, or apartment for any reason is not available for occupancy, \$ _____ of the earnest money will be refunded. After the initial 72-hour period, if applicant cancels the application, refuses to sign the lease or occupy the premises on the agreed date, earnest money is forfeited. Upon occupying the premises, earnest money will be applied to monies owed at the time of move-in, such as apartment deposit, miscellaneous fees, rent, etc.</p> <p>Simpson Property, LP does business in accordance with the Equal Credit Opportunity Act, which prohibits discrimination against credit applicants on the basis of gender or marital status. Simpson Property, LP follows Fair Housing Laws and does not discriminate based on gender, race, color, religion, national origin, familial status or disability.</p> <p>Any changes to the above provisions must be made in writing. Any provisions not specifically noted on this application must be in writing.</p> <p>I HAVE READ AND AGREE TO THE ABOVE PROVISIONS AS STATED.</p>											
Applicant's Signature _____				Date _____		Spouse's Signature _____				Date _____	
SUMMARY						VERIFICATION <i>For Office Use Only</i>					
Apartment Deposit Due: \$ _____		Monthly Rent: \$ _____		Non-refundable Fee Due: \$ _____		Pet Rent: \$ _____		Pet Deposit and/or Fee Due: \$ _____		Garage Rent: \$ _____	
Application Fee Due: \$ _____		Other: \$ _____		Other: \$ _____		Total Monthly Rent: \$ _____		Other: \$ _____		Length of Lease: _____	
Prorated Rent Due (____ to ____): \$ _____		Lease Term: From ____ To ____		1 st Month's Rent: \$ _____		Date of Application: _____		TOTAL Monies Due: \$ _____		Concession: _____	
TOTAL Paid with Application: \$ _____		TOTAL DUE before move-in: \$ _____									
Present Address [] [] [] [] [] []						<input type="checkbox"/> Rental Criteria Sheet Signed Comments: _____ _____ _____ Community Manager's Review: <input type="checkbox"/> Approval Date: _____ <input type="checkbox"/> Denial Date: _____ Reason/s: _____ _____ _____ Community Manager Signature Letter sent to Applicant/s <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Other Date Letter Sent: _____					
Previous Address [] [] [] [] [] []						Present Employer [] [] [] [] [] [] Previous Employer [] [] [] [] [] [] Spouse's Employer [] [] [] [] [] [] Checking Account [] [] [] [] [] [] Savings Account [] [] [] [] [] [] Other Income [] [] [] [] [] [] Monthly Income: Applicant \$ _____ Spouse \$ _____ Other Income \$ _____ Total Monthly Income: \$ _____ SafeRent Summary: <input type="checkbox"/> AppALERT Submitted _____					

