



PARK AVENUE OF WAYZATA, INC.
 15210 WAYZATA BOULEVARD, WAYZATA, MN 55391-1439

Thank you for selecting a home managed by Park Avenue of Wayzata, Inc. Please follow these steps to expedite the processing of your application:

1. Print and complete the Application for Lease, Application Deposit Agreement and Criminal Request Form.
 - ◆ Individuals must each complete a separate application and criminal history request.
 - ◆ Married couples may complete one joint application, but each applicant must complete a separate criminal history request.
2. Make a photocopy of driver's license or state issued identification (please cover up photo before making photocopy.)
3. Mail two separate checks for: (make checks payable to *Park Avenue of Wayzata, Inc.*)
 - ◆ Application Fee (\$40.00 per application)
 - ◆ Security Deposit (\$400/townhomes; \$300.00/apartments)
4. Make a copy of the completed Application for Lease, Application Deposit Agreement and Criminal Request form(s) for your records.
5. Mail the original documents and other request to the Lease Processor at the above letterhead address.

We will begin the processing as soon as we receive the application. The typical processing time is 48-72 hours from the date the application is received.

We look forward to having you as one of our new residents!

Please fill in the requested information below and enclose with your paperwork.

Application Information

Please check the name of the rental community where you are applying:

- Auburn
 Fox Forest
 Saddlewood Park
 Tanager Creek
 Oak Pointe
 Olympic Ridge

Applicant Name(s):	
Estimated Move In Date:	
Address Desired (if known):	
Monthly Rental Rate (if known):	
Leasing Agent (if known):	

Park Avenue of Wayzata, Inc.
15210 Wayzata Boulevard
Wayzata, MN 55391

APPLICATION FOR LEASE



Phone: 952-646-3535
Fax: 952-646-3527

How did you hear about us? (Please check all that apply)

- Referral Service:** Relocation Central Apartment Search RENT411 Realtor/Other _____
- Internet:** rent.com apartments.com craigslist.org forrent.com hotpads.com move.com
 mynewplace.com RENT411.com startribune.com parkavenueofwayzata.com Other _____
- Print Advertisement:** Newspaper For Rent RENT411 Other _____
- Other:** Sign/Driveby Friend Current Resident _____ Previous Resident Yellow Pages Other _____

Full Name _____ Spouse's Full Name _____

Phone (____) _____ e-mail address: _____

Housing History: (provide present & previous landlord phone numbers. Phone numbers for mortgage companies are not required.)

Present Address _____ Apt # _____ City _____ State _____ Zip _____

From _____ to _____ Renter Owner Payment Amount \$ _____ Reason for moving _____

Present Mortgage Co. or Landlord _____ Phone: (____) _____

Previous Address _____ Apt # _____ City _____ State _____ Zip _____

From _____ to _____ Renter Owner Payment Amount \$ _____ Reason for moving _____

Previous Mortgage Co. or Landlord _____ Phone: (____) _____

Have you or your spouse ever: Had an unlawful detainer or eviction notice served on you? Yes No Been convicted of a felony? Yes No

Withheld or refused to pay rent when due? Yes No Been sued for damage to rental property or non-payment of rent? Yes No

Employment History:

Employed by* _____ Address _____ Phone: (____) _____

How long employed? _____ Position _____ Yearly Income \$ _____ Supervisor _____

Previous Employer _____ Address _____

Your Position _____ Supervisor _____ How long employed? _____

Spouse Employed by _____ Address _____ Phone: (____) _____

How long employed? _____ Position _____ Yearly Income \$ _____ Supervisor _____

Additional Employment/Income: Employed by _____ Phone: (____) _____

How long employed? _____ Position _____ Yearly Income \$ _____ Supervisor _____

***Out of State Applicants Transferring to Minnesota for Employment:** Please complete the Employed By section with regard to the employment you will have when residing in Minnesota.

Other Information:

What is the total number of vehicles that will be parked on premises by you, your spouse, or other occupants? _____

Vehicle 1-Make/Model _____ Year _____ Color _____ Tag No./State _____

Vehicle 2-Make/Model _____ Year _____ Color _____ Tag No./State _____

Vehicle 3-Make/Model _____ Year _____ Color _____ Tag No./State _____

Other Car, Motorcycle, Boat, Recreation Vehicle to be parked on premises _____

Additional Creditors _____ Car Loan _____ Monthly Payments \$ _____

Name of Bank _____ Accounts: Checking Yes No Savings Yes No

Have you been advised of our pet policy and do you agree to comply with its terms and conditions? Yes No

Do you presently have a pet? Yes No How many pets do you have? _____

If yes, please describe pet (kind, breed, weight, age): (1) _____ (2) _____

Mixed Breed Dogs: If your dog is of a mixed breed, please list the probable breed combination: _____

Total Number of Occupants: _____ Total Number of Occupants Age 18 or Over: _____

Your lease agreement states that renter's insurance is required. Do you agree to keep renter's insurance? Yes No

Who should we contact in case of emergency? Name _____ Phone: (____) _____

Address _____ Relationship: _____

I fully understand that this application for lease is taken subject to the approval of Lessor and also subject to the availability of the desired property.

I authorize investigation of all statements contained in this application. I understand that misrepresentation or omission of facts called for is cause for termination of my lease or non-acceptance of this application. If any information contained herein is found to be false, I hereby agree that any lease made with me may be terminated at any time. I further agree to execute a written lease s presented to me prior to occupancy of premises, and to comply with all reasonable rules and regulations included or as set forth from time to time by Lessor governing said property.

A non-refundable application fee of \$40.00 per application is made at this time. I authorize Lessor to obtain a credit report on my behalf as well as investigate my employment, checking/savings account(s), rental/mortgage history and criminal background check. Park Avenue of Wayzata, Inc. is not responsible for findings of others in connection with said credit report or with the contents thereof. If such findings are not satisfactory to Lessor, this lease agreement shall be null and void, and any pre-lease deposits paid herein shall be returned within seven days upon notification that the lease has not been accepted. Confirmation that pre-lease deposits have cleared Lessor's account will be required prior to return of any bank deposited monies.

Pre-lease deposits will be cashed upon approval of application and receipt of signed lease agreement.

Applicant Signature _____ Date _____ Spouse Signature _____ Date _____

Application Deposit Agreement

I/We, _____ applicant(s), agree to the following terms as part of the application process:

1. **Application Fee:** Applicant(s) have paid the sum of \$_____ as a non-refundable fee for the cost of processing the application(s).
2. **Application Deposit:** In addition to the above application fee, the Applicant(s) have deposited the sum of \$_____ in consideration for taking the home off the market while processing the application. The application deposit is not a security deposit at this time. The application deposit does not require the Owner to execute a lease.
3. **Where the Applicant is Approved:** We will notify you (or one of you if there is more than one applicant) of the approval. Once the lease is signed by all applicants, the Application Deposit check will be cashed and credited towards the required security deposit.
4. **Where the Applicant is Approved with Additional Requirements:** Additional deposit or a cosigner may be required for approval. If additional requirements are necessary, we will notify you (or one of you if there is more than one applicant) of the additional considerations required for approval. The Applicant(s) will have 24 hours from the time of notification of the additional requirements to decide on whether they wish to accept the terms and proceed with the lease, or withdraw the application and receive a refund of the application deposit.
5. **Where the Applicant is not Approved:** If the application is not accepted, the application deposit will be refunded to the Applicant(s).
6. **Where the Applicant Withdraws the Application(s):** The Applicant has 72-hours from the time the application is submitted to withdraw the application(s) or the application deposit will be forfeited by applicant(s) as liquidated damages for loss of marketing time while the home was off the market, and the parties will have no further obligation to each other.
7. **Notification of Approval/Decline** to one applicant is considered notice to all applicants; any notification of acceptance/decline from one applicant is considered notice from all applicants.

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

Agent for Park Avenue of Wayzata, Inc.

Date

Address Desired: _____

Park Avenue of Wayzata, Inc.
15210 Wayzata Blvd.
Wayzata, MN 55391

Community _____

CRIMINAL HISTORY SEARCH AUTHORIZATION

I authorize **Screening Reports, Inc. (SRI, INC.)** to do a social security number trace, court eviction and criminal history search as part of the application screening process. I have personally filled in and/or reviewed all information below. I acknowledge that SRI provides reports to property management companies, but does not participate in the approval or denial process. I acknowledge that SRI monitors criminal activity and reports it promptly to the community.

PLEASE PRINT CLEARLY

Last Name of Applicant _____
_____ Suffix (Jr. Sr. etc.)

First Name of Applicant _____

Middle Name of Applicant _____

Date of Birth: _____
Month/Day/Year

Social Security Number: _____

Full Street Address: _____ Apt # _____
House Number Street Name Direction

City _____ State _____ Zip Code _____

Previous Address: _____
House # Street Name City State Zip

My signature below authorizes SRI to investigate criminal record information in all states and/or counties of the United States of America.

Signature of Applicant

Date