

Apt. #	Type
Move In Date	
Rental Amt	
Lease Term	

*Take comfort in being home.*

<b>Applicant Information</b>					
Applicant Name:		Phone Number(s)		Date of Birth:	
Email Address:		SSN:		Driver's License Number	
<b>Spouse's Information</b>					
Spouse's Name:		Phone Number(s)		Date of Birth:	
Email Address:		SSN:		Driver's License Number	
<b>Other Persons to occupy Apartment (if any)</b>					
Name		Relation		DOB	
Name		Relation		DOB	
Name		Relation		DOB	
<b>Pet Information</b>					
Breed	Name		Weight	Color	
Breed	Name		Weight	Color	
<b>Emergency Contact</b>					
Name		Relation		Home Phone	
Cell Phone		Work Phone		Email Address	
Address		City		State	Zip
Does this person have permission to enter your apartment in case of emergency? Yes or No					
<b>Residence History</b>					
<b>Current Address:</b>					
City:		State:		ZIP:	
Own	Rent	(Please circle)		Monthly payment or rent:	From To
Landlord/Complex/Mortgage Co. Name			Phone Number	Fax Number	
<b>Previous Address:</b>					
City:		State:		ZIP:	
Landlord/Complex/Mortgage Co. Name			Phone Number	Fax Number	

<b>Transportation #1</b>
Make
Model
Year
Color
License #
State
<b>Transportation #2</b>
Make
Model
Year
Color
License #
State

<b>Applicant - Employment History</b>			
<b>Current Employer:</b>		Contact:	
Employer Address:		How long?	
City:		State:	ZIP:
HR Phone:	Fax:	Email:	
Position:		Gross Monthly Income:	
<b>Previous Employer:</b>		Contact:	
Employer Address:		How long?	
City:		State:	ZIP:
HR Phone:	Fax:	Email:	
Position:		Gross Monthly Income:	
<b>Spouse - Employment History</b>			
<b>Current Employer:</b>		Contact:	
Employer Address:		How long?	
City:		State:	ZIP:
Phone:	Fax:	Email:	
Position:		Gross Monthly Income:	
<b>Previous Employer:</b>		Contact:	
Employer Address:		How long?	
City:		State:	ZIP:
Phone:	Fax:	Email:	
Position:		Gross Monthly Income:	

**Have you or any occupant listed on your application ever: (please check the appropriate answer)**

Been evicted or asked to move out?  Yes  No     
 Been sued for non-payment of rent?  Yes  No  
 Broken a rental agreement or apartment lease?  Yes  No     
 Declared Bankruptcy?  Yes  No  
 Been sued for damage to rental property?  Yes  No

**Have you or any occupant listed on your application ever been convicted or charged with a crime?**

Yes  No

THIS APPLICATION IS PRELIMINARY ONLY AND DOES NOT OBLIGATE OWNER AND/OR OWNER'S REPRESENTATIVE TO EXECUTE A LEASE OR DELIVER POSSESSION OF THE PROPOSED PREMISES.

APPLICANT REPRESENTS AND WARRANTS THAT ALL OF THE ABOVE STATEMENTS ARE TRUE AND COMPLETE AND HEREWITHIN AUTHORIZES VERIFICATION OF ABOVE INFORMATION, REFERENCES, AND CREDIT RECORDS. APPLICANT ACKNOWLEDGES THAT THE INCLUSION OF ANY FALSE INFORMATION HEREIN SHALL CONSTITUTE GROUNDS FOR REJECTION OF THIS APPLICATION, TERMINATION OF ANY RENTAL AGREEMENT AND RIGHT OF OCCUPANCY, AND/OR FORFEITURE OF THE GOOD FAITH DEPOSIT.

The applicant applies for and offers to execute a Lease at a monthly rental amount of \$\_\_\_\_\_ for \_\_\_\_\_(type of apartment desired). A good faith deposit in the amount of \$\_\_\_\_\_ is submitted with this application. If applicant fails to execute a lease agreement or refuses to occupy the premises on the assigned date, the applicant will be responsible for damages in the amount equal to the one month's rent stated above.

In addition to the good faith deposit, an application fee of \$\_\_\_\_\_ is submitted to cover the Lessor's cost of procuring a consumer credit report, Landlord references and employment verifications and other processing costs. This fee is not refundable under any circumstances. Applicant understands and acknowledges that, as part of normal processing procedures, an investigative consumer report may be obtained, typically containing information as to my/our credit history and worthiness.

SIGNATURE OF APPLICANT	DATE & TIME
SIGNATURE OF SPOUSE (if applicable)	DATE & TIME
Application received by Lessor	DATE & TIME

**Please tell us why you chose the Springs for your new home?**-----

**Who may we thank for referring you? (Please check one)**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Billboard                 | <input type="checkbox"/> Sign (drive-by)     | <input type="checkbox"/> Internet site:             |
| <input type="checkbox"/> Resident Referral (who?): | <input type="checkbox"/> Chamber of Commerce | <input type="checkbox"/> Rental Guide (which one?): |
| <input type="checkbox"/> Newspaper (which one?):   | <input type="checkbox"/> Other:              |   |

**For office use only:**

	<i>Fees &amp; Deposits:</i>	<i>Total Rental Amount:</i>
Apartment # _____	\$ _____ Application Fee	\$ _____ Apt. Rental
Move in Date _____	\$ _____ Security Deposit	\$ _____ Garage Rental
	\$ _____ Administration Fee	\$ _____ Pet Rent
Lease Term _____	\$ _____ Pet Fee	\$ _____ Short Term Fees
	\$ _____ Miscellaneous	\$ _____ Miscellaneous
	\$ _____ <b>TOTAL</b>	\$ _____ <b>TOTAL</b>

**CONTINENTAL PROPERTIES COMPANY, INC.**  
**RENTAL APPLICATION**  
**APPROVAL CRITERIA**

We are working with our community to maintain quality in the neighborhood. Therefore, we have a very thorough screening process. If you meet the application standards and are accepted, you will have the peace of mind of knowing that other residents are being screened with equal care. Please review the following list of criteria. If you feel you meet these standards, please apply.

**Equal Housing:** This community does not discriminate on the basis of race, color, age, sex, religion, handicap, familial status, sexual orientation, national origin or any other class protected by applicable law.

**Identification:** All visitors must present a current photo ID issued by a state or government authority (i.e. State Issued Driver's License, State Issued Photo Identification Card, current Passport, current United States Military ID card, or VISA issued by US Immigration and Naturalization Services) A copy of all applicants' photo IDs will be made and retained at time of application.

**Occupancy:** No more than two people per bedroom may occupy the apartment, unless there are special circumstances approved by Landlord. Infants up to twenty-four (24) months old are not considered for occupancy purposes.

**Application for Residency:** An Application for Residency must be completed and maintained for each applicant who has reached the age of majority under state law, which in most states is 18 years or older, and each must be listed as a leaseholder. Application fees, if applicable, will be collected before an application may be processed.

**Qualifying Standards:** Landlord (or its designates) may conduct a thorough review (*in lieu of "investigation"?*) of applicant, including personal interviews with applicant's current and/or prior landlord(s), employer(s), and/or others with whom applicant is acquainted. These inquiries may include information regarding applicant's character, general reputation, personal characteristics, mode of living, credit report, and criminal background. Landlord will attach a summary of applicant's rights under the Fair Credit Reporting Act to applicant's application.

**Rental History:** All applicants must have a minimum of one year verifiable, positive rental or mortgage history. No more than 2 late payments in a 12 month period will be accepted. Prior evictions, abandonment, or any outstanding balance owed to a prior landlord due to evictions, abandonment, damages, or rent due will be considered poor rental history. Money due for early termination must be paid in full and all other history verified as positive prior to approval. Up to 24 months of rental history may be verified on present and previous residence. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

**Credit History:** Continental Properties may investigate and verify credit history. Landlord evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter an applicant's ultimate scoring. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application.

**Income:** Applicants must have a gross monthly income source that can be verified and that meets the minimum income requirements for the apartment being leased which are determined by multiplying the monthly rent by two and a half months. Applicants must have a current verifiable income source. Acceptable income verification required may include but may not be limited to most recent pay stubs, a notarized letter from the employer, the most recent W2, social security, disability, pensions or proof of assets equal to 2 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Students must provide proof of financial aide or attain an approved Lease Guarantor. In instances where sufficient income requirements cannot be met, this community may elect to accept pre-paid rent or a Lease Guarantor.

**Lease Guarantors:** This community MAY OR MAY NOT permit guarantors. Please contact the leasing professional for this communities' policy. A Lease Guarantor and/or additional Security Deposit may be required upon evaluation of rental application(s). Lease Guarantors may be accepted for income qualification purposes only and must reside in the USA. Lease Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but must provide proof of income equal to or greater than the total of three times the combination of the proposed rent plus their own housing obligation. A Lease Guarantor will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) defaults.

**Non US or US Citizens without a SSN or ITIN:** Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US). The lease end date can not extend past the date the applicants are approved to be in the US. Applicants must pay one (1) month's additional deposit equivalent to one (1) month's "market" rent. Applicants must also provide proof of verifiable income.

**Criminal Background Check:** Applicants, occupants and/or Lease Guarantors may be declined in the event that there is a prior criminal history. However, Landlord does not guarantee or represent that residents and/or occupants currently residing at the community qualify under the criminal background criteria required by the residency application. Continental Properties maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers or by contacting state agencies. A criminal background check will be run on all applicants. An automatic denial will also 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 may be terminated in the event the applicant, after moving onto the property, fails to satisfy the criminal background criteria.

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.

**Renters' Insurance:** Approved applicants are required to obtain and maintain a policy of personal liability insurance which provides limits of liability to third parties in an amount not less than \$50,000 per occurrence. Tenant agrees to maintain, at Tenant's sole expense, during the term of the Lease and any subsequent renewal periods, a policy of personal liability insurance satisfying such requirements. Tenant will provide Landlord with written proof of compliance on or prior to the beginning of the term of the Lease, and from time to time thereafter upon Landlord's request.

**Notification:** Applicants will be informed of the status of their application by telephone within five (5) business days (Mon – Fri) from submitting the application and the required processing fee. If the applicant is declined, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

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Applicant Signature

Management Representative Signature

Date: \_\_\_\_\_

Rev. Date: 8-27-09

