



Rental Application for Residents and Occupants

Each co-applicant and each occupant 18 years old and over must submit a separate application. Spouses may submit a single application.



Date when filled out: _____

ABOUT YOU

Full name (exactly as on driver's license or govt. ID card) _____

Your street address (as shown on your driver's license or government ID card): _____

Driver's license # and state: _____

OR govt. photo ID card #: _____

Former last names (maiden and married): _____

Your Social Security #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Marital Status: single married divorced widowed separated

Are you a U.S. citizen? Yes No Do you or any occupant smoke? yes no

Will you or any occupant have an animal? yes no

Kind, weight, breed, age: _____

Current home address (where you now live): _____

City/State/Zip: _____

Home/cell phone: (____) _____ Current rent: \$ _____

Email address: _____

Name of apartment where you now live: _____

Current owner or manager's name: _____

Their phone: _____ Date moved in: _____

Why are you leaving your current residence? _____

Your previous home address: _____

City/State/Zip: _____

Apartment name: _____

Name of above owner or manager: _____

Their phone: _____ Previous monthly rent: \$ _____

Date you moved in: _____ Date you moved out: _____

YOUR WORK

Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Your gross monthly income is over: \$ _____

Date you began this job: _____

Supervisor's name and phone: _____

Previous employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Gross monthly income was over: \$ _____

Dates you began and ended this job: _____

Previous supervisor's name and phone: _____

YOUR CREDIT HISTORY

Your bank's name, city, state: _____

List major credit cards: _____

Other non-work income you want considered. Please explain: _____

Past credit problems you want to explain. (Use separate page.) _____

WHY YOU APPLIED HERE

Were you referred? Yes No.

If yes, by whom: _____

Name of locator or rental agency: _____

Name of individual locator or agent: _____

Name of friend or other person: _____

Did you find us on your own? Yes No If yes, fill in information below:

On the Internet Stopped by Newspaper (name): _____

Rental publication: _____

Other: _____

YOUR RENTAL/CRIMINAL HISTORY

Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.

YOUR SPOUSE

Full name: _____

Former last names (maiden and married): _____

Spouse's Social Security #: _____

Driver's license # and state: _____

OR govt. photo ID card #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Are you a U.S. citizen? Yes No

Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross monthly income is over: \$ _____

Supervisor's name and phone: _____

OTHER OCCUPANTS

Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

YOUR VEHICLES

List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

EMERGENCY

Emergency contact person over 18, who will not be living with you:

Name: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____ Home phone: (____) _____

Relationship: _____

AUTHORIZATION

I or we authorize (owner's name) Timberlake Multifamily Investment, LLC

to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's signature: _____

Spouse's signature: _____

Applicant must also sign on the next page of this Application.

Qualification Acknowledgement

It is the corporate policy of GREP Southeast, LLC, as agent for Cypress Pointe Apartments, to offer apartments for rental to the general public without regard to race, color, national origin, religion, sex, familial status, or handicap. All employees of GREP Southeast, LLC shall read, understand, and agree to fully comply with this policy. Failure to comply with this policy is grounds for immediate termination of employment and such failure will be considered to be an individual action outside the scope of the employee's employment with GREP Southeast, LLC. In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify residents of our community. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by Cypress Pointe Apartments that all residents and occupants currently residing at Cypress Pointe Apartments have met these requirements. There may be residents and occupants that have resided at Cypress Pointe Apartments prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from various resident credit reporting services used. **Please review this information before filing out an application and paying the application-processing fee, which is non-refundable. Falsification of information will result in denial of residency.**

Identification:

All applicants must present a valid driver's license or other government issued photo identification and one of the following: (1) a United States government issued Social Security number, (2) current work visa (I-94), or (3) temporary resident alien card verifying approved entry by the United States government (I-94W).

Income/Employment:

All applicants must have a verifiable income source and a monthly gross income no less than **3.0** times the rental rate or produce current bank statements reflecting a minimum balance exceeding 3 times the amount of the entire lease term.

Acceptable income verification includes one of the following: (1) last two paycheck stubs showing year-to-date earnings, (2) employment verification on company letterhead signed by a direct supervisor, or payroll or human resources department representative, or (3) last year's tax returns.

Self-employed applicants will be required to provide either the previous year's tax return or bank statements for the last six (6) months. Proof of retirement benefits, disability income or full-time student status is required. International applicants must present bank statement reflecting a balance at least 3.0 times the amount of the entire lease term.

Rental History:

Each applicant must have at least one (1) year of verifiable and satisfactory rental history. Satisfactory rental history reflects prompt monthly payments, sufficient notice, and apartment left with no damages. For applicants who are homeowners, permission must be granted to verify payment history with lending institution. If an applicant has acceptable rental history less than one year or is a first-time renter, the applicant can be accepted with an additional security deposit equal to the standard security deposit for the apartment for which the applicant is applying. (Provided all other required criteria are met).

Credit History:

An applicant can be denied as a result of an unsatisfactory credit report. An unsatisfactory credit report reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies.

Criminal Background:

An applicant may automatically be denied in the event of a felony conviction, received adjudication for a felony offense(s) or charges, or been convicted of a misdemeanor involving sexual misconduct, a controlled substance or a physical crime against a person or another person's property. An applicant may automatically be denied should the 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.

Applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property is arrested, convicted or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance

Lease Guarantors and Co-Signers:

Co-signers are not permitted. A lease guarantor and/or additional security deposit may be required upon evaluation of the rental application. Lease guarantors may be accepted for income qualification purposes only and must reside in the USA. Guarantor must qualify based not only on three times the proposed rent amount of the applicant's apartment, but the combination of three times the proposed rent plus their own housing obligation.

Evaluation:

Cypress Pointe evaluates the above information with a scoring method that weighs the indicators of future rent payment performance.

Validity Period:

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If the lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be re-submitted for verification and approval. A new application fee must be paid.

Occupancy Guidelines –

No more than two (2) people may occupy a one-bedroom apartment
No more than four (4) people may occupy a two-bedroom apartment
No more than six (6) people may occupy a three-bedroom apartment
(The only exception to occupancy guidelines is a person 6 months old or under)

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing at Cypress Pointe Apartments have not been convicted of a felony or are subject to deferred adjudication for a felony. There may be residents or occupants that have resided at Cypress Pointe Apartments prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available through third-party sources.

Money orders may be required for the application fee and first month's rent or a company check may be required on a corporate unit. To secure an apartment, a security deposit, application fee, and an administrative fee is due at the time of your application. The application fee and administrative fee are non-refundable.

Applicant _____

Greystar Representative
Agent for Owner

Applicant _____

Date

Revised: July 16, 2007