

MSP Enterprises, Inc.

Gateway Club

The Enclave

APPLICATION FOR RESIDENCY

Boynton Beach, FL 33436

561-738-7777

**A 48-HOUR NOTICE OF CANCELLATION FROM
TIME OF APPLICATION MUST BE GIVEN OR RESERVATION
MONIES ARE FORFEITED.**

Application Fee is non - refundable at any time.

All Residents over the age of 18 must complete separate applications.

RESIDENTIAL INFORMATION:

Name of Applicant _____			Social Security Number _____	Home Phone Number _____
PRESENT Address (number, street, city, state, zip code) _____		Date of Birth _____	Dates of occupancy _____	
Monthly rent number _____	Present Landlord or Mortgage Company _____	Address _____	Phone _____	
This residence is: () Own home () Parent's home () Rented home () Rented Apartment () Student Housing				

Driver's License Number

State Issued

Expiration Date

Management Verification

EMPLOYMENT / INCOME INFORMATION:

Current Employer

Full Address

Phone

number			

Position or title of employment	Annual income	Supervisor	Length

Former Employer number	Full Address	Phone	

Position or title Length of employment	Annual income	Supervisor	

Other sources of income	Amount	When received

Automobile Make plate number State	Model and year	License

Savings Account Bank Name number	Address	Account
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Checking Account Bank Name number	Address	Account
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Pets that will be in the apartment approval	Breed and Weight	Mgmt.

_____ **In case of emergency notify (Name, relationship, address, phone number)**

How did you hear about us? _____ Have you ever lived at with us before?

<p>Have you ever been convicted of a criminal offense? If yes, detail.</p> <p>Yes ()</p>

No ()

Any litigation such as bankruptcies, foreclosures, evictions, judgments? If yes, detail
Yes ()
No ()

Please list all persons who will occupy the apartment::

AGE	NAME	RELATIONSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

APPLICATION REQUIREMENTS
Applicants for residency must satisfy four criteria for approval:

1. INCOME: Rent may not exceed 33% of gross income. Rent plus monthly expenses may not exceed 50% of gross income. Income must be verifiable through paystubs or W-2 forms.
2. EMPLOYMENT: stable employment of six months or longer with the current employer. If length of employment is less than six months, most recent prior employment will be considered, provided that it is in the same business or industry. If the applicant is retired, disabled, a recipient of housing assistance, or otherwise able to document sufficient income to support monthly rent, employment is not required for approval.
3. RESIDENT HISTORY: Positive landlord references and/or mortgage history.
4. ESTABLISHED CREDIT showing positive payment history. Any of the following may result in a denial of the application: historic delinquency, recent bankruptcy, unsatisfied judgments, collections or repossessions.

If an applicant is unable to satisfy the criteria of employment, resident history, or established credit, a guarantor (co-signer) may be required for approval. Negative credit or residence history will result of denial of the application, and a guarantor will not be considered. Guarantors must be residents of the United States and satisfy the above criteria.

Basic Residency Rules and Guidelines

- Base rent and other monthly charges are due and payable on the first day of each month.
- Maximum occupancy is two residents per studio, two residents per one bedroom, and three residents of non-familial status per two bedroom or four residents of familial status per two bedrooms. Due to size limitations and local codes, the number of residents allowed per apartment may be fewer at some properties.
- Pets are allowed only with prior management approval

- No barbecues allowed. Waterbeds may be allowed at the discretion of management, provided that the resident obtains insurance to cover damages to the premises caused by the waterbed.
- Pursuant to state and federal law, management shall not make any inquiry concerning the race, religion, color, national origin, sex, age (except if a minor), ancestry, marital status, handicap status, or concerning the fact that the applicant is a veteran or a member of the armed forces.
- By signing this application, the applicant authorizes Management to research credit references, employment, rental history, and criminal history
- Management is not responsible for the loss of personal belongings caused by fire, theft, smoke, water, or otherwise unless caused by their negligence. It is the resident's responsibility to insure his or her personal property.

The applicant hereby warrants and represents that all statements herein are true and agrees to execute upon presentation a Lease or Tenancy at Will agreement in the usual form, which may be terminated by the Management if any statement on this application is not true. The holding deposit is to be applied as shown, or applied as liquidated damages sustained by the owner in the event of applicant's cancellation. The Administration Fee and Application Fee is considered a Reservation Fee and is given in consideration for the Management's taking the apartment off the market while considering approval of this application and the administration fee will be refunded if the Owner or Management does not approve this application. This application and reservation fee is taken subject to previous applications. This application is preliminary only and does not obligate Owner or Management to execute a lease or deliver possession of the proposed premises.

<p>-----</p> <p>-----</p> <p><i>Applicant</i></p>	<p><i>Date</i></p>
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Holding Deposit Agreement & Receipt

Building#, Apartment#

Street address and Apartment # if applicable

City/State

Zip

On _____, 200__, As owner of dwelling described below, received the sum of \$_____ as a holding deposit from the undersigned, hereinafter individually and collectively referred to as "Applicant," as consideration for Owners' agreement to hold the premises (hereinafter the Premises") off the market for Applicants. The premises are described as above.

Applicant understands that the holding deposit is not a security deposit. Applicant further understands that once this Holding Deposit Agreement is signed by the Applicant and the holding is received by the Owner, the Premises will be taken off the rental market and reserved for Applicant. This Holding Deposit Agreement is binding upon execution by the Owner and Applicant

Denial of Application by Owner: If the Applicant's application for Rental is denied, Owner will refund to Applicant the entire holding deposit.

Approval of Application by Owner. If the Applicant's Application for Rental is Approved and Applicant notifies Owner of Applicant's election to not enter into a lease for the Premises within two (2) calendar days following the date Applicant is notified that the Application is approved, Owner will refund to Applicant to Applicant the entire holding deposit amount.

If the Applicant's Application for Rental is approved and Applicant enters into a lease with the Owner for the Premises, then Owner will apply the holding deposit amount to one or more of the following: (1) any security deposit required under the lease; (2) any rental amount required under the lease; or (3) any other fees and charges required under the lease.

Finally, if the Applicant's Application for Rental is approved and (1) Applicant fails to notify Owner of Applicant's election to enter into a lease for the Premises within the above- noted timeframe and (2) Applicant fails to enter into a lease with Owner, then Owner will release the hold on the Premises, make them available for rental to other potential applicants, and the entire holding deposit amount paid by Applicant will be forfeited. If there is inconsistency between the terms of this holding Deposit Agreement and the lease that is signed by the parties, the term of the lease will control.

Owner and Applicant agree that Owner's agreement to remove the Premises from rental availability inventory and Applicant's failure to timely notify Owner of Applicant's election to not enter into a lease for the Premises and /or Applicant's failure to timely enter into a lease for the Premises, as set forth above, will cause the Owner of the Premises to incur costs that are difficult and impracticable to fix. Such costs include, without limitation, lost rent on the Premises, as well as marketing, advertising, office overhead and other costs incur by Owner in preparing the premises for rental to other potential tenants. Owner and Applicant agree that the forfeiture of holding deposit, in such instance, is not a penalty, but represents a fair and reasonable estimate of the costs that the Owner of the Premises will incur as a result of Applicant's failure to timely enter into a lease for the Premises.

Applicant's Signature _____

Address _____

Home _____
Work _____ Phone _____
Phone _____
Owner Representative's Signature _____ Date _____

If the holding Deposit is made in the form of a money order cashier's check, Owner may have to deposit the money order or cashier's check and issue a refund check to the Applicant.