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Wow! This is easy!!!

Application Fee: \$35 per each applicant. **This is a non-refundable fee.**
Holding Fee: \$100 per apartment home. **This fee is non-refundable should your application be accepted, and refundable if your application is denied.**

(All the above monies must be in form of Money Order, Cashiers Check, Credit or Debit Card)

Statement of Rental Policy

Below explains our criteria that must be met by each applicant.

- **RENTAL REFERENCES**
We require verifiable, local or out-of-state rental references or verifiable home ownership documentation. Living with parents, relatives, in-laws or friends are not considered verifiable references.
- **EMPLOYMENT REFERENCES**
All employment must be verifiable according to management's policy.
- **INCOME REQUIREMENT**
Applicant must have gross monthly wages in sum of three times the amount of rent.
- **CREDIT HISTORY**
We obtain credit reports verified by a third party service.
- **CRIMINAL BACKGROUND and/or ARREST RECORD**
Reports are obtained on all applicants. We reserve the right to deny an application on the basis of any prior arrest and/or convictions.

Security Deposit: A \$100 security deposit is required for residency. Unless if accepted with conditions security deposit may be more. If the application is denied, management will refund the security deposit in full. The applicant will receive decision based on statistical data such as payment history, the number and type of accounts, outstanding debt and the age of accounts. Based on the decision, the applicant will be accepted, accepted with conditions or declined.

Accept: The applicant will be accepted with the standard deposits and fees.

Accept with Conditions: The applicant is required to pay an additional deposit equal to one to three month's rent to include the standard deposit and in addition to standard fees.

Decline: The application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies who provided consumer information.

Each resident on the Lease Agreement must have Renter's Insurance with at least \$100,000 of Liability.

Co-Signer: Available for Full-Time Students only with documentation. Co-signers must complete an application, pay an Application Fee, and qualify under all criteria. Co-signer's income must exceed a gross monthly income to satisfy their debt and the monthly rent of the apartment. Cosigner will sign the Lease Agreement to be held liable in case of any default by the applicant/resident.

Age: All applicants must be 18 years of age with a Government Issued Photo ID, and are required to complete an application.

Subletting: Subletting is prohibited

Pet Restrictions Apply – Ask for policy.

Lease Terms Vary – Ask for availability.

Please sign and return with completed application.

Applicant's Signature

Applicant's Signature

Felony Conviction or Falsification of the information on your rental application will be cause for immediate denial.



BARDESTOWN FOREST APARTMENTS RENTAL APPLICATION

I hereby apply to rent the apartment at _____ Louisville, KY 40218.
The following information is furnished in support of my application. I understand that you will rely on this information in processing my application. I also understand that supplying false, incomplete, or misleading information is a criminal offense and will become grounds to automatically reject my application or may be cause for termination of any subsequent lease made on the basis of this information.

**All persons 18 years old and over must submit a separate application.*

APPLICANT or GUARANTOR/CO-SIGNER

FIRST MIDDLE INITIAL LAST

Soc. Sec. No. _____
Date of Birth _____
Phone # _____
Work # _____
Email _____

**Preferred means of contact: Phone # / Work # / Email (please circle one)*

Current Address (include zip code)

Person to call in case of emergency (local):

Name _____
Address _____
Telephone _____

Nearest relative not living with you:

Name _____
Address _____
Telephone _____
Relationship _____

Current Landlord or Mortgage Company:

Address _____
Telephone _____
Are you named on a lease? _____
How long at this address? _____
Monthly rent: \$ _____
Do you share the rent? _____

Previous Address:

Landlord (if applicable): _____
Telephone _____
How long at this address? _____

CO-APPLICANT INFORMATION

FIRST MIDDLE INITIAL LAST

Soc. Sec. No. _____
Date of Birth _____
Phone # _____
Work # _____
Email _____

Current Address (include zip code)

Person to call in case of emergency (local):

Name _____
Address _____
Telephone _____

Nearest relative not living with you:

Name _____
Address _____
Telephone _____
Relationship _____

Current Landlord or Mortgage Company:

Address _____
Telephone _____
Are you named on a lease? _____
How long at this address? _____
Monthly rent: \$ _____
Do you share the rent? _____

Previous Address:

Landlord (if applicable): _____
Telephone _____
How long at this address? _____

MANY EMPLOYERS WILL NOT VERIFY WAGES. IN ORDER TO SPEED UP YOUR APPLICATION PROCESS, WE WELCOME YOU TO ATTACH A COPY OF YOUR MOST RECENT PAY STUBS.

Current Employer Name & Address:

Job Title: _____
Gross Monthly Income: _____
Employment Date: _____
Supervisor: _____
Telephone: _____

Current Employer Name & Address:

Job Title: _____
Gross Monthly Income: _____
Employment Date: _____
Supervisor: _____
Telephone: _____

Previous Employer:

Job Title _____
Gross Monthly Income _____
Employment Dates: From ____ To ____
Supervisor _____
Phone Number _____

Previous Employer:

Job Title _____
Gross Monthly Income _____
Employment Dates: From ____ To ____
Supervisor _____
Phone Number _____

OTHER OCCUPANTS

List all other persons under the age of 18 who will be living in the apartment:

Name _____ DOB _____ SS# _____ Relationship _____
Name _____ DOB _____ SS# _____ Relationship _____
Name _____ DOB _____ SS# _____ Relationship _____
Name _____ DOB _____ SS# _____ Relationship _____

ADDITIONAL INFORMATION:

Have you or your spouse ever been evicted? Yes ___ No ___
If yes, when and from where: _____
Do you have any pets? Yes ___ No ___
What type of pet? (please indicate breed and weight if a dog) _____
Have you or your spouse ever been arrested or convicted of a criminal act? Yes ___ No ___
If yes, please explain: _____



HAVE YOU ANSWERED ALL QUESTIONS FULLY?

PLEASE BE SURE TO ANSWER ALL QUESTIONS FULLY OR THIS APPLICATION WILL BE REJECTED.

APPLICATION FEES AND CORRESPONDING DEPOSIT:

I hereby apply to Lease the above-described apartment at the monthly rent of \$ _____ before any additional monthly fees such as utility, pet and/or short term fees I understand there may be an additional monthly charge too for a short term if available.

Lease term will begin on _____.

The base security deposit for the above described apartment is \$100.00. I understand that the security deposit amount may be higher subject to being accepted with conditions. I understand that should the application be rejected, the \$100.00 Holding Fee is refundable. I also understand that the Holding Fee is non refundable if my application is accepted even if the deposit required is higher than the \$100.00 base Security Deposit. I understand that the Holding Fee of \$100.00 will be forfeited if the lease is not signed and the deposit is not paid within said time. I further understand that if the application is rejected, the full Holding Fee of \$100.00 will be refunded within thirty (30) days. I understand that the Application Fee of \$35.00 for each person 18 or over is non refundable.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure:

A) Presence of lead-based paint and/or lead-based paint hazards:

_____ Sun Residential and the property owners have no knowledge of lead-based paint and/or lead-based paint hazards in the subject property.

B) Records and reports available to the landlord:

_____ Sun Residential and the property owners have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the subject property.

Prospective Tenant's Acknowledgment

C) _____ Prospective Tenant(s) has/have received his/her own pamphlet *Protect Your Family from Lead in Your Home*.

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Sun Residential's Acknowledgment

D) _____ Sun Residential has informed the property owners of the owners' obligations under 42 U.S.C. 4852(d), and Sun Residential is aware of its responsibility to ensure compliance.

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Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

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The following parties further authorize Peterson & Associates, Inc., dba Sun Residential to investigate my credit and rental history, and to verify my employment and income. I also authorize Sun Residential to obtain an arrest record involving criminal information.

The following parties certify that all the statements in this report are true, and this application shall survive the signing of the lease and shall become a part of the lease if application is accepted.

Prospective Tenant Date

Prospective Tenant Date

Co-signer/Guarantor for Prospective Tenant Date

Sun Residential Authorized Representative Date

