

APPLICATION FOR RESIDENCY



Address Applied For: _____ Move In Date: _____
 Date Of Application: _____ Unit Type: _____

* To be completed by every applicant and occupant eighteen (18) years of age and over who will be occupying the apartment without omissions and falsifications.

NAME	LAST	FIRST	MI	MAIDEN	DATE OF BIRTH	SOCIAL SECURITY #
SPOUSE	LAST	FIRST	MI	MAIDEN	DATE OF BIRTH	SOCIAL SECURITY #
MARITAL STATUS	PRESENT PHONE NO.	DAYTIME CONTACT NO.		PETS:	BREED	WT. AGE
ADDITIONAL OCCUPANTS	NAME	DATE OF BIRTH		NAME	DATE OF BIRTH	
	NAME	DATE OF BIRTH		NAME	DATE OF BIRTH	
PRESENT ADDRESS	STREET#	NAME	APT#	CITY	STATE	ZIP
					OWN <input type="checkbox"/>	SINCE
					RENT <input type="checkbox"/>	
LANDLORD	NAME	ADDRESS		CITY	STATE	ZIP
MTG. CO.					PHONE NO.	MO. PAYMENT
PREVIOUS ADDRESS	STREET#	NAME	APT#	CITY	STATE	ZIP
					OWN <input type="checkbox"/>	SINCE
					RENT <input type="checkbox"/>	
LANDLORD	NAME	ADDRESS		CITY	STATE	ZIP
MTG. CO.					PHONE NO.	MO. PAYMENT

HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES NO HAVE YOU EVER BEEN EVICTED OR FORECLOSED ON? YES NO

APPLICANT	PRESENT	NAME	BUSINESS ADDRESS		CITY	STATE	ZIP	PHONE #
	EMPLOYER							
	POSITION	SUPERVISOR	CONTACT PHONE	FAX	ANNUAL INCOME	FROM:	TO:	
						/ /	/ /	/ /
SPOUSE/ROOMMATE	PRESENT	NAME	BUSINESS ADDRESS		CITY	STATE	ZIP	PHONE #
	EMPLOYER							
	POSITION	SUPERVISOR	CONTACT PHONE	FAX	ANNUAL INCOME	FROM:	TO:	
						/ /	/ /	/ /

NEAREST RELATIVE	NAME	FULL ADDRESS	ZIP	PHONE		
EMERGENCY CONTACT	NAME	FULL ADDRESS	ZIP	PHONE		
AUTO	YEAR	MAKE	MODEL	COLOR	PERSONAL DRIVERS LICENSE #	PLATE #
AUTO	YEAR	MAKE	MODEL	COLOR	SPOUSE'S DRIVERS LICENSE #	PLATE #
AUTO	YEAR	MAKE	MODEL	COLOR	* List recreation of vehicles	
SAVINGS	BANK NAME	LOCATION	CITY	STATE	ACCOUNT NUMBER	
CHECKING	BANK NAME	LOCATION	CITY	STATE	ACCOUNT NUMBER	
CREDIT CARD #1	NAME/NUMBER		CREDIT CARD #2	NAME/NUMBER		

Applicant has submitted the sum of \$50 which is a nonrefundable payment for a credit check and processing charge. Such sum is not a rental payment or security deposit. This amount will be retained by Management to cover the cost of processing application as furnished by the applicant. Any false information will constitute grounds for rejection of application. Applicant gives permission to fully verify application to include personal credit check.

All persons and/or firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequences resulting from such information.


DEPOSIT AGREEMENT: I hereby deposit \$_____ with Management as a deposit in connection with this rental application. If my application is accepted, I understand this deposit will be applied toward all monies due prior to move in and agree to execute Management's usual rental agreement on or before the occupancy date set forth in this application. If for any reason Management declines my application, Management will refund this deposit to me in full. I understand I may cancel this application by written notice within 72 hours and receive a full refund of this deposit after 72 hours, fail to execute Management's usual rental agreement, or refuse to occupy the premises on the agreed upon date, I understand this deposit will be forfeited to me by the community as liquidated damages.

FOR OFFICE USE ONLY	ESTIMATED DUE AT MOVE-IN		
	Monthly Apartment Rent	\$ _____	First month total Rent Charges (pro-rated) (Subject to change depending on move-in date) \$ _____
	Additional Rent	\$ _____	First full month Total Rent Charges (Due if moving in after the 25th of current month) \$ _____
	<input type="checkbox"/>	SECURITY DEPOSIT	(SEPARATE CHECK) \$ _____
	<input type="checkbox"/>	PET DEPOSIT	(SEPARATE CHECK) \$ _____
	<input type="checkbox"/>	Monthly concession	\$ _____ PET FEE \$ _____
	<input type="checkbox"/>	APPLICATION FEE	\$ _____
		ADMIN. FEE	\$ _____
			\$ _____
		Total monthly rental charges	\$ _____
	(ALL DEPOSITS IN SEPARATE CHECKS) Money paid at the time of application.		\$ _____
	Applicant agrees to lease premises for a term of _____ months.		
	Estimated Balance Due At Move -In		\$ _____

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED. LEASE BEGIN/LEASE END DATE: _____

Applicant's Signature _____ Checks made payable to **REMINGTON APARTMENTS**

Cash is not accepted.

Applicant's Signature _____  _____

Date Leasing Agent _____ Date _____



RENTAL CRITERIA (Submetered Communities)

Jupiter Communities, LLC supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, national origin, sex, handicap, or familial status. The following qualification standards will be required from every prospective resident.

Rental Application: To be completed by every applicant and occupant eighteen years of age and over who will be occupying the apartments without falsifications. Valid, Current State or U.S. Government issued picture identification is required. This includes a state issued Driver's License or State identification card. Management reserves the right to discontinue the verification process of an application once negative and/or derogatory information is found.

In order to help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72 hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

OCCUPANCY STANDARD: TWO PERSON MAXIMUM OCCUPANCY PER BEDROOM.
(EXCEPTION: CHILD LESS THAN 6 MONTHS OF AGE, unless otherwise dictated by state or federal law)

AVAILABILITY POLICY: Apartments become available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENT: Lease Holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian).

INCOME REQUIREMENT: The gross monthly income of all lease holder(s) will be considered jointly, and must equal 2.5 times the rental amount on the apartment. All income must be verifiable. Bond properties require income verification in writing directly from employer as well as verification of all assets.

EMPLOYMENT VERIFICATION: Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, will be considered self-employed and must meet the guidelines for self-employment.

SELF EMPLOYMENT: Must provide the previous year's personal income tax return, and the previous two months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, base salary plus commission, tips, or bonuses will be considered self-employed.

RENTAL HISTORY: Up to one (1) year resident history will be reviewed and must exhibit no derogatory references. Any debt owed to an apartment community must be paid before an application can be approved. First-time renters will be accepted with additional security deposit or a qualified cosigner with Guaranty of Lease if income and employment requirements are met.

CREDIT REQUIREMENTS: Based upon Resident Data approval.

ANIMALS: All animals are subject to management approval and community policy.

APPLICATION FEE/ADMINISTRATIVE: A \$50.00 non-refundable application fee is required per application. This should be in a separate check than security deposit. A non-refundable \$150.00 Administrative Fee is also required per apartment.

CRIMINAL HISTORY: A person with a known felony conviction will not be accepted. Person(s) must exhibit no arrest, charge, or conviction involving crimes of violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have been arrested for, charged with, or received deferred adjudication for a felony involving these crimes will not be accepted. Person(s) convicted of a misdemeanor or who have been arrested for, charged with, or received deferred adjudication with respect to an offense that is sexual in nature, involves a minor, crimes of violence, stalking, public lewdness, and indecent exposure or involves weapons will not be considered.

A COSIGNER/GUARANTOR OR ADDITIONAL SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT MAY BE REQUIRED IN THE CASE OF ONE OF THE FOLLOWING:

1. No verifiable income for full-time students or Senior Citizen.
2. Unsatisfactory credit rating
3. Insufficient rental history

If you do not meet one or more of the above criteria, you may be able to qualify for an apartment with a third party guarantor. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying his or her income to our income standard. Co-signors must live in the same state as the community and sign all lease documents.

NOTE: Due to income limitations, co-signors are not allowed on Bond properties or apartments.

WATER CONSERVATION: Residents at submetered communities will be required to pay water, sewage and garbage.

I UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS, AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS, FURTHER, I UNDERSTAND THAT FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL. THESE RENTAL CRITERIA ARE GUIDELINES, WHICH ENABLE US TO ACCEPT AS PROSPECTIVE RESIDENTS THOSE INDIVIDUALS WHO ARE CREDITWORTHY AND DO NOT HAVE A CRIMINAL BACKGROUND. THIS RENTAL CRITERIA DOES NOT ENSURE THAT ALL INDIVIDUALS RESIDING ON OR VISITING THE COMMUNITY CONFORM TO THESE GUIDELINES.

_____/_____
Applicant Date

_____/_____
Applicant Date

_____/_____
Applicant Date

_____/_____
Agent for Owner Date