

RENTAL APPLICATION

| | | |
|----------------------------|---|--|
| FOR OFFICE USE ONLY | COMMUNITY _____ | RATE _____ |
| | APPL DATE _____ DATE APT REQUIRED _____ | EARNEST MONEY \$ _____ RECEIPT NO. _____ |
| | APT _____ APT TYPE _____ | APPL FEE _____ RECEIPT NO. _____ |

IN ORDER FOR US TO PROCESS YOUR APPLICATION QUICKLY, ALL QUESTIONS MUST BE ANSWERED.

| | | | | | |
|--|--|--|-------------------------|-----------------------------|---------------------------------|
| Applicant's Last Name | First | Initial | Birthdate | Driver's License No & State | Social Security No. |
| FOR CREDIT PURPOSES ONLY <input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Separated | | | Spouse's Name | Birthdate | Driver's License No & State |
| Expected Move-in Date | Apt to be Occupied by: Total _____ Adults _____ | | Children's Names & Ages | | |
| Do you have Pets? <input type="checkbox"/> Yes <input type="checkbox"/> No | How Many? _____ | Type & Size (keeping of Pets requires a pet deposit/fee & owner's consent) | | | Who or what referred you to us? |

EMPLOYER - APPLICANT'S:

Company Name _____
 Address _____ City _____ State _____
 Phone No () _____ Supervisor Name _____
 Title _____ Monthly Income (Gross) \$ _____
 Employment Dates: From ____/____/____ to ____/____/____

PREVIOUS EMPLOYER:

Company Name _____
 Address _____ City _____ State _____
 Phone No () _____ Supervisor Name _____
 Title _____ Monthly Income (Gross) \$ _____
 Employment Dates: From ____/____/____ to ____/____/____

2 YRS OF EMPLOYMENT/LANDLORD HISTORY REQUIRED

EMPLOYER - SPOUSE'S:

Company Name _____
 Address _____ City _____ State _____
 Phone No () _____ Supervisor Name _____
 Title _____ Monthly Income (Gross) \$ _____
 Employment Dates: From ____/____/____ to ____/____/____

SPOUSE'S PREVIOUS EMPLOYER:

Company Name _____
 Address _____ City _____ State _____
 Phone No () _____ Supervisor Name _____
 Title _____ Monthly Income (Gross) \$ _____
 Employment Dates: From ____/____/____ to ____/____/____

PRESENT RESIDENCE:

Address _____ Monthly Rent/Pymt \$ _____
 City _____ State _____ Zip _____
 From ____/____/____ to ____/____/____ Phone No () _____
 Name of Owner and/or Apt Comm: _____ Phone No () _____

PREVIOUS RESIDENCE:

Address _____ Monthly Rent/Pymt \$ _____
 City _____ State _____ Zip _____
 From ____/____/____ to ____/____/____ Phone No () _____
 Name of Owner and/or Apt Comm: _____ Phone No () _____

AUTOMOBILE: Check box if you own an add'l car, motorcycle, boat

Year, Make, Model & Color of Applicant's Car _____ \$ _____
 License No. _____ State _____ DL No. _____ Monthly Payment _____

Year, Make, Model & Color of Applicant's Car _____ \$ _____
 License No. _____ State _____ DL No. _____ Monthly Payment _____

IN CASE OF EMERGENCY NOTIFY:

Applicant's Nearest Relative, other than spouse _____ ()
 Address _____ City/St _____ Relationship _____ Phone No. _____

Applicant's Nearest Relative, other than spouse _____ ()
 Address _____ City/St _____ Relationship _____ Phone No. _____

BANKING REFERENCES:

Checking Acct at _____ Acct No. _____
 Address of Branch _____ Phone No () _____

Checking Acct at _____ Acct No. _____
 Address of Branch _____ Phone No () _____

CREDIT REFERENCES:

Credit Ref: _____ Type of Acct: _____ Monthly Pymt: \$ _____
 Address _____ Phone No () _____ Balance \$ _____

Credit Ref: _____ Type of Acct: _____ Monthly Pymt: \$ _____
 Address _____ Phone No () _____ Balance \$ _____

Have you or any other member of the household ever been convicted of a felony or juvenile felony? Yes No

If yes, please give details: When _____ Where _____

Description of crime _____

By signing below I authorize any agent acting on behalf of the apartment community to obtain any and all background information on me including but not limited to a credit check and a criminal records check.

A person with a known felony conviction will not be accepted. Person(s) must exhibit no criminal conviction involving violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have received deferred adjudication for a felony involving these crimes will not be accepted. Person(s) who have received deferred adjudication will be considered, provided the probation period has been satisfactorily completed, case dismissed, or set aside. That is, unless the offense was of a sexual nature, especially any offense involving a minor, or stalking, or crime of violence, particularly those involving any type of weapon. Person(s) convicted of a misdemeanor crime may be accepted, except for convictions involving sexual immorality, e.g. public lewdness, indecent exposure, and acts against a minor. A conviction related to any of the above will cause an applicant to be rejected, even if the applicant has fulfilled the sentence and is currently on probation, or even if probation has been fulfilled. It is our right to ask an applicant the dates and nature of any conviction (and/or deferred adjudication) on public record and our responsibility to our other residents not to lease to anyone with a violent history. This pertains to lease holder(s) and occupant(s).

The undersigned represents that the above statements are true and complete and authorizes verification of information and references given. It is understood the amount received \$ _____ will be returned if applicant is not accepted as a resident. If accepted and subsequently the resident does not move in on the starting date (above), the amount received is hereby acknowledged as liquidated damages for non-performance and will be forfeited by the resident as compensation for holding the apartment off the market. Applicant expressly acknowledges that the Rules and Regulations have been read and understood and that said Rules and Regulations shall become part of the Lease Agreement.

Date _____

Applicant _____ Spouse _____

Application Received by _____ Referred by _____

RULES AND REGULATIONS

1. The lessor acknowledges that right of Lessee to entertain friends and to have parties and guests, but requires that perfect order and tranquility prevail. Lessee, members of lessee's family and Lessee's guests shall at all times maintain order in the apartment and at all places on the premises, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other Lessees.
2. The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purposes other than ingress and egress. Bicycles and such other vehicles shall not be brought into any building nor onto the lawn, nor be allowed to obstruct the driveways, sidewalks, courts, entry passages, stairs or halls.
3. Only Lessees, their families and invited guests, accompanied by Lessees, may use the swimming pool and other recreational and club facilities, if any provided by Lessor, either on or off the premises. All such facilities may be used by such persons only in strict compliance with the supplemental rules and regulations from time to time adopted by Lessor with respect to each of said facilities, supplemental rules and regulations may from time to time be amended.
4. Windows and doors shall not be obstructed. Nothing shall be thrown out of windows or doors. Lessee must exercise care and caution about leaving windows or doors open during inclement weather. Lessee shall be liable for any damage to interior, including paint, plaster, cabinets, carpets, floors or damage to any parts of the premises resulting from failure to exercise reasonable care. Waterbeds are permitted at the discretion of the manager. Evidence of insurance is required.
5. All windows, glass, doors, locks and hardware should be kept and maintained in good repair. Any damage shall be reported to Lessor immediately. The cost of repair or replacement thereon shall be borne by Lessor, unless such damage is caused by the act or negligence to Lessee.
6. Lessor will furnish one key for each outside door to the apartment and one mailbox key. All keys must be returned to the Community Manager of the premises upon termination of the occupancy.
7. Lavatories, sinks, toilets and all water and plumbing apparatus shall be used only for the purposes for which they were constructed. Sweepings, rubbish, rags, ashes or other foreign substances shall not be thrown therein. Any damage to such apparatus and the cost of cleaning, plumbing resulting from misuse shall be borne by Lessee.
8. Clothing, sheets, etc. shall not be hung from the windows, rails or porches or aired or dried in any yard space. All airing and drying or such articles shall be done in the places specifically provided. Appropriate window coverings are to be installed within 72 hours of occupancy.
9. Lessee will place all trash and garbage in sanitary containers in the locations designated by Lessor.
10. All radios, television sets, phonographs, etc., must be turned down to a level of sound that does not annoy or interfere with other Lessees. No band instruments (saxophone, trumpet, etc.) shall be played on the premises at any time. No music lessons, either vocal or instrumental, shall be permitted on the premises at any time.
11. Pets are prohibited except Lessor has the right to make exceptions in cases where a damage deposit/fee is secured and Lessor determines that the particular pet is not likely to be a nuisance or to annoy other Lessees. Lessee shall be liable for any damage to shrubbery, lawns, buildings or any part of the premises, or to property of others, which is caused by Lessee's pet, to include damages to lessor due to loss of a resident as a result of said pet.
12. Washing vehicles and boats and performing mechanical work thereon is prohibited. Parking of motorcycles in any other than designated vehicle parking area is strictly prohibited. Lessee agrees that Lessor has the right to remove and store said vehicle at Lessee's expense. Parking of race cars, junk cars or storage of any vehicle that is not operable is prohibited. Adequate parking areas are provided by the Lessor as a service to the Lessee on a first come first served basis with no designated parking anywhere. Parking of boats, recreation or commercial vehicles in other than designated parking areas is strictly prohibited. Lessor reserves the right to refuse parking of any vehicle which may endanger life or property. Lessor or its agents have the right to remove and store or have removed and stored vehicles at Lessee's expense, which violate this rule.
13. Lessor reserves the right at any time and from time to time to prescribe such additional rules and to make such changes to the Rules and Regulations set forth an deferred to above as Lessor shall in its judgement determine to be necessary for the safety, care and cleanliness of the premises and for the preservation of good order, comfort or benefit of all Lessees generally.
14. Electricity and/or gas will be furnished by resident unless otherwise stated.
15. Applicant understands that the giving of false information or tendering a bad check may at Lessor's option breach and void any subsequent lease. Notice in writing of approval or disapproval may be mailed to applicant at address indicated on this application or delivered to applicant in person.
16. EARNEST MONEY IS PAYABLE WITH THIS APPLICATION. EARNEST MONEY WILL BE REFUNDED IF APPLICANT IS REJECTED, BUT FORFEITED IF APPLICANT CHANGES HIS/HER MIND ABOUT THE APARTMENT. UPON EXECUTION OF THE LEASE AGREEMENT THE EARNEST MONEY SHALL BECOME THE SECURITY DEPOSIT. ANY APPLICATION FEES CHARGED, IF APPLICABLE, WILL NOT BE REFUNDED.

| PART I REFERENCE CHECK | | | | | | | | |
|------------------------|-------------|------------------|------------------|--------------|------------------|-----------|---------------------------|----|
| Payment History | Rent Amount | Length Occupancy | Noise Complaints | Notice Given | Deposit Refunded | Condition | Person Giving Information | By |
| A. | | | | | | | | |
| B. | | | | | | | | |
| C. | | | | | | | | |

| PART II EMPLOYMENT CHECK | | | | | | | |
|--------------------------|-------------|--------|-------|-----------|-----------|----------|----|
| Length | Ending Date | Salary | Title | Full Time | Permanent | Spoke to | By |
| Present: | | | | | | | |
| Previous: | | | | | | | |

| ADDITIONAL INCOME | | | | | |
|-------------------|---------|--------|-------------------|----------|----|
| Type: | Source: | Amount | Is it consistent? | Spoke to | By |
| | | | | | |

| PART III CREDIT | |
|--------------------------------|--|
| CREDIT REPORT TO BE ATTACHED | |
| SUMMARY | |
| APPLICANT'S INCOME _____ | APARTMENT RENT AT TIME OF MOVE IN \$ _____ |
| OTHER VERIFIED INCOME _____ | DOES APPLICANT MEET QUALIFYING STANDARDS? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| TOTAL VERIFIED INCOME _____ | APPLICATION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED |
| COMMENTS: _____ | |
| BY _____ | MANAGER'S APPROVAL: _____ |
| DATE APPLICANT NOTIFIED: _____ | (MUST CONTACT APPLICANT WITHIN 3 DAYS OF COMPLETED APPLICATION AND SIGNED AGREEMENT) |

resource residential



Welcome to The Lodge of Overland Park Rental Requirements and Information

Fair Housing

All apartments at The Lodge of Overland Park are available to any and all qualified applicants, regardless of familial status, handicap, race, color, sex, religion or national origin.

Availability

Applications for reservation of an apartment will be taken on a first come, first served basis and is subject to the availability of the apartment type requested.

Qualifying Criteria

- 1. Rental History:** At least one year of positive, established rental history at your current and/or previous residence is required with eligibility for re-rental, or a positive rating on a mortgage.
- 2. Income:** A verifiable source of steady income that is sufficient to meet the applicant's financial obligations, including the proposed rental amount, is required. Monthly income of three (3) times the monthly rental rate for each household is considered adequate to meet the income criteria. Everyone 18 years of age and over is considered an applicant. A co-signer's income must equal five (5) times the rental amount, on their own, to qualify.
- 3. Employment:** Applicant must have six (6) months minimum employment history at your current job or one (1) year employment history at previous job.
- 4. Credit History:** Applicant(s) must have a favorable credit report, which reflects a positive payment history on accounts reported for the past two (2) years. Bankruptcy within the past two (2) years that is not discharged will be declined. Foreclosure or money owed to a creditor within the past two (2) years will require an additional refundable security deposit equal to one month's rent, in advance, to qualify.
- 5. Criminal History:** All applicants must submit an application for criminal history check. The application of any person may be denied at any time based on their criminal history, in the Management's sole and absolute discretion. Criminal history for which Management may deny applications or occupancy include but not limited to: arrest for crimes involving actual or potential harm of a person(s) or property, sex or public morals-related crimes, crimes involving possession, manufacture, or trafficking of any controlled substance, marijuana, drug paraphernalia, or weapons, or fraud and/or other financial crimes (a negative check writing history may be acceptable if all security deposit(s) and rent payments are paid by money order or cashier's check). Management WILL deny application or occupancy for all persons arrested for the crimes referenced above whose final disposition includes a conviction, probation, deferred adjudication, court ordered supervision, or pretrial diversion.
- 6. Number of Occupants:** Only two (2) people per bedroom are allowed in any apartment home.
- 7. Deposits and Fees:** A deposit is required at the time of application and is only refundable if the application is cancelled within 72 hours or if the application is denied. An application fee of \$40.00 per application is also required at time of application and is non-refundable.
- 8. Pets:** No more than two pets per apartment are permissible. Breed restrictions also apply. There is an 80 pound weight limit per pet. A deposit of \$300.00 is required; \$150.00 of this deposit is non-refundable. Pet rent is \$15/pet/month.
- 9. Rental Payments:** All rental payments are due on the 1st of the month and late after the 3rd of the month. A late fee will be assessed after the close of business on the 3rd of the month. If you are receiving a monthly concession, the concession will be lost if rent is paid after the 3rd of the month. Any rent paid after the 3rd must be paid by cashier's check or money order. If two returned checks are received on your account, all future payments must be in the form of a cashier's check or money order.

Signature

Signature

Date



RENTAL VERIFICATION

The individual signed below has submitted an application to _____, Please provide the information requested and fax this form back to our office at _____
Thank you for your prompt response.

Name of Applicant _____

I hereby authorize release of the information requested below for my rental address at:

STREET _____ CITY _____ STATE _____ ZIP _____
Applicant's Signature _____ Date _____

Dates of Residency: _____ through _____

Amount of Rent \$ _____ Has Lease Expired? YES NO

of Late or NSF's none 1 2 3 4 or more
(If 4 or more, did they occur within the last twelve months? YES NO

Has the individual complied with all community policies? YES NO

Does this individual keep an animal on the premises? YES NO

Has the animal at any time caused a problem or been a nuisance? YES NO

Eligible for re-rental YES NO

Date

Signature