

# Irongate

A P A R T M E N T S

## RENTAL APPLICATION

PLEASE FILL OUT THIS RENTAL APPLICATION CAREFULLY AND COMPLETELY

REFERRED BY \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Date of Birth \_\_\_\_\_ Home Phone ( ) \_\_\_\_\_ - \_\_\_\_\_

Driver's License No. \_\_\_\_\_ State Issued \_\_\_\_\_ Social Security No. \_\_\_\_\_

Pet -- Yes/ No Type of Pet \_\_\_\_\_ Number of Children Living With You \_\_\_\_\_

### RESIDENCY (at least 2 years history)

Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Own / Rent Residency Dates \_\_\_\_\_ to \_\_\_\_\_ Reason for Leaving \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_

Owner, Agent, Manager \_\_\_\_\_ Property Name \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_ - \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Own / Rent Residency Dates \_\_\_\_\_ to \_\_\_\_\_ Reason for Leaving \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_

Owner, Agent, Manager \_\_\_\_\_ Property Name \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_ - \_\_\_\_\_

### EMPLOYMENT

Present Employer \_\_\_\_\_ Employment Dates \_\_\_\_\_ to \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Position \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_ Your Work No. ( ) \_\_\_\_\_ - \_\_\_\_\_

Department or Person who can verify employment \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_ - \_\_\_\_\_

Supervisors Name \_\_\_\_\_

Previous Employer \_\_\_\_\_ Employment Dates \_\_\_\_\_ to \_\_\_\_\_

(If Present Employer less than 1 year)

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Position \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_ Your Work No. ( ) \_\_\_\_\_ - \_\_\_\_\_

Department or Person who can verify employment \_\_\_\_\_ Phone No. ( ) \_\_\_\_\_ - \_\_\_\_\_

Supervisors Name \_\_\_\_\_

OTHER INCOME -- Source \_\_\_\_\_ Amount per month \$ \_\_\_\_\_

Lessor has no liability to Applicant if Lessor cannot deliver the Premises to Applicant due to Construction delays or holding over by the present Occupant without Lessor's consent.

### APPLICATION DEPOSIT

The Landlord agrees to hold the apartment for \_\_\_\_\_ days until \_\_\_\_\_, \_\_\_\_\_. In exchange Applicant agrees to deposit the sum of \$ \_\_\_\_\_ as a Holding/Rental Deposit. If Applicant fails to take the apartment on the above date or withdraws this application after 72 hours, Applicant will forfeit \$100.00 of the Rental Deposit as liquidated damages. If the Landlord receives no notification from Applicant and Applicant fails to take apartment on or before the above date, Applicant will forfeit the entire rental deposit of \$ \_\_\_\_\_ as liquidated damages. In addition a credit check fee of \$ \_\_\_\_\_ will be charged all Applicants

NAMES AND AGES OF CHILDREN LIVING WITH YOU: \_\_\_\_\_  
NAME AGE  
\_\_\_\_\_  
NAME AGE

VEHICLE INFORMATION:

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_  
Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_

ADDITIONAL INFORMATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Irongate

APARTMENT HOMES

## STANDARD APPLICATION CRITERIA

A full and accurate application is required of all-prospective residents, occupants and co-signers with no falsification or omission of information on the application.

No one under the age of 18 may sign a lease unless Head of Household

### INCOME:

- Steadily Employed for the last twelve (12) months
- In the case of the newly employed, verified current income
- If no current income, guarantor required
- Rent to income ratio not to exceed 33% (single and married). (Rent divided by income must be equal to or less than 33%)
- If one roommate does not qualify, other roommate(s) must qualify as an individual

### LANDLORD:

- History of fulfilling lease or meeting obligations in a timely manner with no more than one late payment in a twelve (12) month period, and no documented complaints from previous landlord(s)
- If no verifiable rental history, must provide proof of previous residency (i.e., home, school, and military service)

### CREDIT:

- Two year history with no more than 25% of accounts charged to collection or sixty (60) days past due
- Bankruptcy is acceptable only if closed, over twelve (12) months old and no negative credit post bankruptcy. Additional deposit may be required by Regional Manager
- Student loans must be paid as agreed or proof that loan has been brought current: **NO EXCEPTIONS**

**NO** discrimination on the basis of race, color, religion, sex, familial status, handicap or national origin with regard to housing is the comprehensive policy of this community and this company.

The applicant hereby authorizes the Irongate Apartments and its Agents permission to obtain credit reports and utilize provided information to approve or disapprove this application for residency and accepts all conditions stated on this application for residency.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grupe Management Company Agent

\_\_\_\_\_  
Date

Revised 10/01