

G|A|N|N|O|N Management Company

APPLICATION FOR RESIDENCY

PROPERTY NAME: _____ MOVE-IN DATE: _____

A \$ _____ NON-REFUNDABLE PROCESSING FEE IS DUE WITH THIS APPLICATION.

Application, based upon the following statement of facts in hereby made to GANNON MANAGEMENT, by the undersigned for rental of the following described premises: Bldg # _____ Apt # _____ Size _____ at the following address: _____

A processing fee of \$ _____ and a security deposit of \$ _____ is due with this application. A non-refundable administration fee of \$ _____ is due in addition to the security deposit. Amounts must be paid by Cashier's Check or Money Order only.

Rent is payable monthly and in advance and in equal installments of \$ _____ each, and due on the first day of each calendar month of said term, until tenancy is legally terminated and possession surrendered. It is acknowledged by the undersigned that this is an application for residency and is not a Lease Agreement. The lease term shall be for _____.

The undersigned hereby authorize GANNON MANAGEMENT, its employees, affiliates and agents, to obtain any information required regarding the statements made in this application and the undersigned agree that this application shall remain the property of GANNON MANAGEMENT whether this application is accepted or not. Should any of the information below be untrue or incorrect after monies are paid, all monies deposited will be forfeited. Should applicant cancel the application after 72 hours from submission, all monies will be forfeited.

The undersigned further acknowledge that in the event undersigned are accepted, they shall be required to enter into a written lease for the rental of the above premises on the lease form provided by GANNON MANAGEMENT, prior to commencement of any tenancy. Should the applicant not move in on the scheduled date, monies will be forfeited.

A COPY OF A GOVERNMENT ISSUED PHOTO ID IS REQUIRED ON EACH OCCUPANT AT MOVE IN.

Mr./Mrs./Miss _____ Last Name _____ First Name _____ DOB: _____

Social Security Number: _____ / _____ / _____ If no SSN, please give Visa # and Exp. Date: _____

ID/License # _____ State Issued _____ Expires: _____

_____ Married _____ Divorced _____ Separated _____ Single _____ Maiden Name: _____

Spouse Name: _____ DOB: _____ SSN: _____

ID/License # _____ State Issued _____ Expires: _____

NUMBER OF PERSONS TO OCCUPY UNIT _____ LIST ALL OCCUPANTS BELOW.

1. _____ Relationship: _____ DOB: _____ SS# _____
2. _____ Relationship: _____ DOB: _____ SS# _____
3. _____ Relationship: _____ DOB: _____ SS# _____
4. _____ Relationship: _____ DOB: _____ SS# _____
5. _____ Relationship: _____ DOB: _____ SS# _____

Present Address: _____ Apt. # _____

City _____ State _____ Zip Code _____

_____ Own _____ Live with Parent or Relative _____ Rented Apt. _____ Rented Home _____ Student Housing

Present Landlord: _____ Landlord Phone: _____

Previous Address: _____ City, State, Zip: _____

Number of years at previous address: _____

LIST ALL STATES RESIDED IN OVER PAST TEN YEARS: _____

EMPLOYMENT HISTORY

Applicant's Employer: _____ How Long? _____ Years/Months
 Address of Employer: _____ Phone: _____
 Position: _____ Income: _____ Yearly/Monthly/Weekly
 Spouse's Employer: _____ How Long? _____ Years/Months
 Address of Employer: _____ Phone: _____
 Position: _____ Income: _____ Yearly/Monthly/Weekly
 Other Sources of Income: _____ Amount \$ _____ per _____

Do you own a pet? _____ Type _____ Breed _____ Weight _____ Age _____

No pets allowed without prior written permission from landlord. Certain breeds are restricted.

Please list two emergency contacts:

Name: _____	Phone # _____	Relationship _____
Name: _____	Phone # _____	Relationship _____

Have you ever been convicted of any criminal offense? _____ Yes _____ No If yes, provide state where offense took place as well as dates and details: _____

Make/Year of Vehicle _____ Tag # _____ Color _____
 2nd Vehicle _____ Tag # _____ Color _____
 Do you drive a commercial vehicle? _____ Yes _____ No If yes, please describe _____

The undersigned warrants that the only individuals who shall occupy said premises if accepted as residents are listed above. The undersigned further both jointly and severally state, affirm, represent, and warrant the above information contained in this Application for Residency is true and correct and said information is listed to induce rental of premises above described to the undersigned. NO VERBAL AGREEMENT OR PROMISE IS MADE. The applicant hereby waives any claim for damages by reason of non-acceptance of this application.

According to the Fair Credit Reporting Act, I am entitled to know if my residency was denied based on information obtained by GANNON MANAGEMENT, and to receive, upon written request, a disclosure of the public record information and the nature of the investigative report.

I hereby authorize Landlord to obtain information it deems desirable in the processing of my application, including: credit reports, civil or other criminal actions, rental history, employment/salary details, police or motor vehicle records, and any other relevant information; and release landlord, its employees, affiliates and agents from all liability for any damage whatsoever incurred in furnishing or obtaining such information. It is further agreed that if any information herein is false, the lease made on the strength of this application may, at the option of the Landlord, be terminated at any time.

APPLICANT SIGNATURE: _____ DATE: _____
 SPOUSE SIGNATURE: _____ DATE: _____
 DAYTIME PHONE NUMBER: _____ CELL: _____

FOR GANNON MANAGEMENT USE ONLY:
 RESIDENCY APPROVED/DISAPPROVED BY: _____
 Concessions: _____ Leased By: _____ Market Source: _____



RENTAL CRITERIA FOR GANNON MANAGEMENT OF MISSOURI

Welcome to Gannon Management! We appreciate your interest in our community and look forward to assisting you in your search for a new apartment home. Please review the following rental criteria prior to completing your application for residency. Our staff will be happy to address any questions or concerns that you may have.

APPLICATION PROCESS

Applicants must be 18 years of age or older to apply for residency. A valid driver's license or government issued photo ID is required to view an apartment. **If an applicant falsifies any information on the rental application, or cancels after the application has been processed, all monies will be forfeited.**

OCCUPANT LIMITS (Please initial next to the apartment size desired)

_____ **1 Bedroom:** _____ **Occupant Maximum**
_____ **2 Bedroom:** _____ **Occupant Maximum**

EMPLOYMENT HISTORY

Applicants must provide complete employment information. New hires will be required to provide a hire letter on company letterhead stating title, start date, and income. Computer generated letters will not be accepted. Self employed persons and independent contractors must provide a recent individual tax return or a letter from the company accountant on letterhead stating income. Persons starting a new business who cannot yet prove income will need to pre-pay the entire lease or obtain a qualified Guarantor. Gannon does not accept unemployment compensation as proof of income, nor do we accept corporate tax returns unless specific individual salaries can be determined. **If an applicant has been employed less than six months with current employer, a Guarantor will be required unless excellent credit has been established.**

INCOME

Each of our properties has an income requirement which will be discussed with you by your leasing agent. Ridge Point Crossing applicants must make 2X's the monthly rent. If you do not meet the income requirement, you may qualify for a Guarantor. A recent pay stub (from the past 30 days) or a current W-2, 1099 or tax return will be required. If using child support or alimony to qualify, the amount must be confirmed in a legal court document or certified divorce decree. Section 8 applicants must have a minimum income source of \$150 per month. This does not include food stamps.

CREDIT

Credit history should be favorable. Applicants with no credit history or some negative accounts may qualify with a Guarantor or an additional security deposit not to exceed a sum equal to two months rent. Bankruptcies must show a discharge date and no negative credit since the filing. Poor credit after a bankruptcy or multiple bankruptcy filings will not be accepted.

