



ACKNOWLEDGMENT OF RESIDENT ADMISSION STANDARDS

Omni Apartment Communities, Inc. is firmly committed to offering the best quality housing environment and customer service possible to all of our residents. All applicants are required to meet established criteria to be considered for residency. This criteria is fairly and evenly applied to each prospective resident that tries to rent an apartment at an Omni Community.

Omni Apartment Communities, Inc. is an equal housing opportunity manager and abides by all Federal, State, and Local Fair Housing Laws. We do not discriminate based on race, color, religion, sex, handicap, familial status, national origin, age, marital status or sexual orientation.

The Community Manager has a complete list of criteria used to evaluate each application. The following is the general criteria used by Omni:

- Two residents per sleeping area plus one additional person are allowed in each apartment home.
- All residents, combined, must meet certain income requirements, depending on the amount of rent.
- A credit report will be processed on each applicant. An unsatisfactory report can result in the denial of the application. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments, or bankruptcies that have not been discharged. If your application is denied for poor credit history, you will be given the name, address, and phone number of the credit reporting agency that provided the report, as required by Fair Credit Reporting Act.
- An additional security deposit may be required if your total credit rating falls into a conditional category.
- An apartment will not be rented to you if you have been evicted, skipped on an apartment, or otherwise have bad rental history.
- An apartment will not be rented to you if you have been convicted of a felony involving violence, sexual offense, trafficking of drugs or any gang related offense, regardless of the length of time that has passed since conviction.
- An apartment will not be rented to you if you have been convicted of a misdemeanor(s) for the above same offense(s) in the last seven years.
- All residents of the apartment must be listed on the lease and all residents 18 and over must sign the lease.
- Incomplete or falsified documentation will result in denial of the application.

Omni Apartment Communities, Inc. has established these criteria as a way of ensuring that each person who lives at an Omni Community has the same opportunity to enjoy their home and the amenities the community provides. We cannot guarantee that every person living here meets these criteria, but we do our best to ensure that each person does.

(Applicant(s) please sign above.)



RENTAL APPLICATION

Date _____

Community _____ Apt # _____ Apt Type _____

Monthly Rent _____ Move-In Date _____ Pro-Rate \$ _____

Applicant's Name _____ Date of Birth _____ SS# _____
First Middle Maiden Last

Driver's License No. _____ State _____

Spouse's Name: _____ Date of Birth: _____ SS#: _____
First Middle Maiden Last

Driver's License No. _____ State: _____

Other Occupants:

| | | | | | |
|---------------------|------------------------------|--------------------|---------------------|------------------------------|--------------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| <small>Name</small> | <small>Date of Birth</small> | <small>SS#</small> | <small>Name</small> | <small>Date of Birth</small> | <small>SS#</small> |
| _____ | _____ | _____ | _____ | _____ | _____ |
| <small>Name</small> | <small>Date of Birth</small> | <small>SS#</small> | <small>Name</small> | <small>Date of Birth</small> | <small>SS#</small> |

RESIDENT HISTORY

Present Address _____
Street Apt. # City State Zip PhoneTo/From: _____
Apt. Name/ If Home-Mortgage Co. & Loan # Present Landlord/Manager Phone

Monthly Payment \$ _____ Reason for Moving _____

Previous Apartment Name or Landlord _____ Phone# _____
Street Apt. # City State Zip

Monthly Payment \$ _____ Reason for Moving _____

Have you or spouse ever been: Evicted from any leased premises? _____ Broken a rental agreement or lease contract? _____

Convicted of a crime other than a motor vehicle violation? _____ If yes, Explain _____

EMPLOYMENT

Present Employer _____ Position _____

Business Address _____ Phone # _____
Street City State Zip

Supervisor _____ Employed Since _____ Gross Monthly Salary _____

Additional Monthly Income (If Any) _____ Source _____

Spouse's Employer _____ Position _____

Business Address _____ Phone # _____
Street City State Zip

Supervisor _____ Employed Since _____ Gross Monthly Salary _____

Additional Monthly Income (If Any) \$ _____ Source _____

VEHICLE

Year and Make _____ Color _____ License # & State _____ Registered To _____

Year and Make _____ Color _____ License # & State _____ Registered To _____

Description and License # of any Boat, Motorcycle, Camper, Van, etc. , you may own: _____

PETS:

Do you own any pets? _____ If so, how many? _____ Type _____ Weight _____ Color _____

EMERGENCY CONTACT

Name _____ Relationship _____

Address _____ Phone # _____
Street City State Zip

I/We understand the application fee is a non-refundable payment for a credit check and processing charge of this application and such sum is not a rental payment or security deposit. This amount will be retained by Agent to cover the cost of processing application as furnished by the applicant; any false information will constitute grounds for rejection of application.

THE RENTAL AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY AGENT.

I/We understand the deposits and fees to be:

Security Deposit(s) \$ _____ Pet Deposit(s) \$ _____ Pet Fee \$ _____ Other \$ _____

I authorize the verification of this application through an Investigative Consumer Report and the obtaining of a Credit Report. Receipt of a non-refundable application fee of \$ _____ is acknowledged.

I/We hereby deposit \$ _____ with Agent. This amount will be refunded within 7 days if the application is denied or if the applicant withdraws the application in writing within 72 hours of the date of the signed application. If the application is accepted and applicant fails to occupy the premises on the agreed upon date, except for delay caused by Agent, the deposited amount will be retained by Agent as liquidated damages for holding the apartment off the market.

I/We warrant(s) and represent(s) the information provided on this application to be true and correct. I/We authorize Omni Properties or its Agent to make such investigation into my/our credit, employment, rental and criminal history as they may deem appropriate, and release all parties from liability for any damage that may result from furnishing such information to Agent.

Applicant's Signature _____ Date _____ Applicant's Signature _____ Date _____

Agent's Signature _____ Date _____