

***Sun Residential
Eleven Oaks Apartments
5546 Indian Oaks Circle
502-969-3414***

PLEASE READ BEFORE FILLING OUT THIS APPLICATION!

**** We use a point system to evaluate applicants. The point system is based on an applicant's credit report, employment history, and rental references. An applicant with poor credit, inadequate rental references, or weak employment history; if not declined, may be required to pay a higher security deposit.****

In qualifying an applicant for tenancy, we seek stable and creditworthy applicants. By use of the following guidelines in determining whether the applicant will be accepted, we strive to obtain an accurate history of our applicant(s) so that we are able to reach an objective decision. To apply, you will need a cashiers check or money order in the amount of \$30 per applicant (over the age of 18); this fee is non-refundable. You will also need a money order or cashiers check in the amount of \$50 for a Holding Fee. This fee is refundable if your application is rejected and non-refundable should your application be accepted regardless of security deposit amount.

- 1) **RENTAL REFERENCES**
 - * Local or out-of-state rental references.
 - * Owning home is acceptable, however must be verified.
 - * Living with parents, relatives, in-laws or friends are not considered a verifiable reference.

- 2) **EMPLOYMENT REFERENCES**
 - * Local employment for at least one year from date application is made. If less than one year, previous employment must be continuous for at least one year up to date of new employment. We need a copy of your W-2 Form or recent paycheck stub.
Please bring a copy of your recent pay stub
Please bring your drivers license

- 3) **INCOME REQUIREMENT**
 - * Applicant must have gross monthly wages in excess of three times the amount of rent. Preference is given to applicants whose gross is more than four times the amount of rent.

- 4) **CREDIT REFERENCES**
 - * We obtain credit reports on all applicants and co-signers.

- 5) **CRIMINAL BACKGROUND** reports obtained on all applicants and co-signers.

- 6) **ELEVEN OAKS RESERVES THE RIGHT TO DENY AN APPLICANT ON THE BASIS OF ANY PRIOR ARRESTS AND/OR CONVICTIONS.**

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- ALL LEASES ARE ONE (1) YEAR LEASES

 - CATS & SMALL DOGS ARE \$25 EXTRA PER MONTH, WITH A \$150 PET FEE. LIMIT 2 CATS & 1 DOG.

 - * APPLICANTS MUST BE 18 YEARS OR OLDER TO SIGN A LEASE.

 - * WE SUPPORT AND PRACTICE EQUAL OPPORTUNITY HOUSING.

Eleven Oaks Apartments
RENTAL APPLICATION

I hereby apply to rent the property at Eleven Oaks Apartments and furnish you with the following information in support of my application. Unless agreed upon I agree to move in to the property indicated above within 14 days of approval of application. I understand that you will rely on this information in evaluating my application. I further understand that supplying false, incomplete, or misleading information is a criminal offense and will become grounds to automatically disqualify me from being eligible for an apartment with Eleven Oaks apartments.

ALL QUESTIONS MUST BE ANSWERED FULLY OR THIS APPLICATION WILL BE REJECTED.

APPLICANT

FIRST MIDDLE INITIAL LAST

Soc. Sec# _____
Date of Birth _____
Phone No. Home _____
Cell Phone _____
Work _____

Current Address (include zip code)

Please list person to call in
case of emergency (must be local):

Name _____
Address _____
Telephone _____

Name, address & telephone number
of nearest relative not living with you:

Name _____
Address _____
Telephone _____
Relationship _____

Current Landlord or Mortgage Co:

Address _____
Telephone _____
Are you named on a lease? _____
How long at this address? _____
Monthly rent? _____
Do you share the rent? _____

Previous Address:

Landlord: _____
Telephone _____

CO-APPLICANT / CO-SIGNER

FIRST MIDDLE INITIAL LAST

Soc. Sec# _____
Date of Birth _____
Phone No. Home _____
Cell Phone _____
Work _____

Current Address (include zip code)

Please list person to call in
case of emergency (must be local):

Name _____
Address _____
Telephone _____

Name, address & telephone number
of nearest relative not living with you:

Name _____
Address _____
Telephone _____
Relationship _____

Current Landlord or Mortgage Co:

Address _____
Telephone _____
Are you named on a lease? _____
How long at this address? _____
Monthly rent? _____
Do you share the rent? _____

Previous Address:

Landlord: _____
Telephone _____

Current Employer Name & Address:

Job Title _____
Gross Monthly Income _____
Employment Date _____
Supervisor _____
Phone Number _____

Current Employer Name & Address:

Job Title _____
Gross Monthly Income _____
Employment Date _____
Supervisor _____
Phone Number _____

NOTE: MANY EMPLOYERS WILL NOT VERIFY WAGES. IN ORDER TO EXPEDITE YOUR APPLICATION, WE WELCOME YOU TO ATTACH TO YOUR APPLICATION COPIES OF YOUR PAY STUBS.

Previous Employer:

Job Title _____
Gross Monthly Income _____
Employment Dates: From ____ To ____
Supervisor _____
Phone Number _____

Previous Employer:

Job Title _____
Gross Monthly Income _____
Employment Dates: From ____ To ____
Supervisor _____
Phone Number _____

List Names, Ages, and SS# for all other persons that would be living in the apartment:

Name _____ DOB _____ SS# _____
Name _____ DOB _____ SS# _____

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ADDITIONAL INFORMATION:

Have you ever been evicted? Yes ___ No ___ If so, when: _____

Why are you looking to re-locate? _____

Does either applicant own any pets? Please list _____

Have you ever been convicted of a felony? Yes ___ No ___

If yes, please explain: _____

APPLICATION FEE AND CORRESPONDING DEPOSIT:

I hereby apply to lease the above-described apartment at a monthly rent of \$ _____ beginning on (MUST BE FILLED IN) _____. The security deposit advertised for the above described apartment is \$ _____. I understand that the security deposit amount may be higher depending on application review and credit worthiness.

Enclosed with this application is a separate non-refundable check or money order of \$30.00 per person for the application fee and another check or money for the \$50 holding fee. I understand that should the application be rejected the \$50 holding fee is refundable. I agree to sign the lease and pay the balance of the security deposit within three (3) working days after date of approval. I understand that the holding fee of \$50 will be forfeited if the lease is not signed and the balance of the deposit not paid within this time period. IF THE APPLICATION IS ACCEPTED, BUT I DECIDE NOT TO LEASE THE APARTMENT, FOR WHATEVER REASONS, OR I DO NOT TAKE POSSESSION WITHIN 14 DAYS OF APPLICATION Approval THE HOLDING FEE OF \$50 WILL BE FORFEITED. I further understand that if the application is rejected, the full holding, less application fees, will be refunded within 30days.

*Disclosure of Information on Lead-Based Paint
and/or Lead-Based Paint Hazards*

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

A) Presence of lead-based paint and/or lead-based paint hazards:

