

Cabana Royal Arms Apartments

Application for Residency

(Every additional live-in resident over the age of 18 as of the lease commencement date must submit a separate application and sign the lease)

Date of Application _____	Desired Date of Occupancy _____	Lease Term _____
Type of Apartment Wanted _____	Apartment # _____	How did you hear about us? _____

APPLICANT

Full Name (Last) _____ (First) _____ (MI) _____
Social Security Number _____ Driver's License #/State _____
Date of Birth _____ Gender _____ Marital Status _____
Home Phone # _____ Cell Phone # _____ Work Phone # _____
Email Address _____

Spouse Name (Last) _____ (First) _____ (MI) _____
Social Security Number _____ Driver's License #/State _____
Date of Birth _____ Gender _____ Marital Status _____
Home Phone # _____ Cell Phone # _____ Work Phone # _____
Email Address _____

LIST OTHERS WHO WILL RESIDE IN APARTMENT (MAXIMUM OCCUPANCY ALLOWS NO MORE THAN 2 PERSONS PER BEDROOM)

Full Legal Name	Relationship to Applicant	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RESIDENCY INFORMATION (please include at least 5 years of prior residences)

Present Address: _____ Apt # _____ County _____
City _____ State _____ Zip _____ Monthly Payment \$ _____
Rent or Own? _____ Dates: From _____ To _____
Landlord/Lender Name _____ Landlord/Lender Phone Number _____

Previous Address: _____ Apt # _____ County _____
City _____ State _____ Zip _____ Monthly Payment \$ _____
Rent or Own? _____ Dates: From _____ To _____
Landlord/Lender Name _____ Landlord/Lender Phone Number _____

Previous Address: _____ Apt # _____ County _____
City _____ State _____ Zip _____ Monthly Payment \$ _____
Rent or Own? _____ Dates: From _____ To _____
Landlord/Lender Name _____ Landlord/Lender Phone Number _____

EMPLOYMENT INFORMATION (please include at least 2 years of employment)

Current Employer:

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____
Employment Date: From _____ To _____ Position _____ Gross Monthly Salary \$ _____
Supervisor Name _____ Phone _____

Previous Employer:

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____
Employment Date: From _____ To _____ Position _____ Gross Monthly Salary \$ _____
Supervisor Name _____ Phone _____

Current Employer - Spouse:

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____
Employment Date: From _____ To _____ Position _____ Gross Monthly Salary \$ _____
Supervisor Name _____ Phone _____

Previous Employer - Spouse:

Name _____ Address _____
City _____ State _____ Zip _____ Phone _____
Employment Date: From _____ To _____ Position _____ Gross Monthly Salary \$ _____
Supervisor Name _____ Phone _____

OTHER INCOME:

Type of Income	Source/Bank	Gross Monthly Amount
_____	_____	\$ _____
_____	_____	\$ _____

Relative/Emergency Contact (Not Residing With You):

- Name _____ Relationship _____
Home Phone Number _____ Work Phone Number _____ Cell Phone Number _____
- Name _____ Relationship _____
Home Phone Number _____ Work Phone Number _____ Cell Phone Number _____
- Name _____ Relationship _____
Home Phone Number _____ Work Phone Number _____ Cell Phone Number _____

VEHICLES: Make	Model	Year	Color	License #/State
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

PETS: Breed	Gender	Weight	Color	Name
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Any unanswered "yes" or "no" questions shall result in the denial of your application.

Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any felony or misdemeanor which involves drugs and/or violence?

____ Yes ____ No

Have you or any member of your household ever been convicted of or pled guilty or "no contest" to a sexual offense?

____ Yes ____ No

Have you or any member of your household ever been listed on a registry of sexual offenders?

____ Yes ____ No

Have you or any member of your household ever been evicted or asked to move out?

____ Yes ____ No

Have you or any member of your household ever declared bankruptcy?

____ Yes ____ No

Have you or any member of your household ever been sued for damage to rental property?

____ Yes ____ No

Have you or any member of your household ever willfully or intentionally refused to pay rent?

____ Yes ____ No

Have you or any member of your household ever broken a rental agreement or lease?

____ Yes ____ No

"I hereby authorize Cabana Royal Arms Apartments LLC to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect or in connection with rental or lease of a residence for which application was made. Applicant agrees to execute the Landlord's standard Lease Agreement prior to taking occupancy. The deposit, listed hereon, is acknowledged as a non-interest bearing deposit (and is not a rental payment) to be retained by lessor for the duration of the applicant's occupancy of said apartment. **From the time this application is executed, applicant has 24 hours to cancel this application and receive \$100 of the deposit back.** If the applicant should fail, or refuse to occupy said apartment after 24 hours has lapsed, the entire deposit shall be retained by Owner as liquidated damages. **I hereby expressly release Cabana Royal Arms Apartments LLC, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.** Lessee understands that the giving of false information or tendering a bad check may, at Lessor's option, break and void any subsequent lease."

Applicant's Signature _____ Date _____ Time _____

Applicant's Signature _____ Date _____ Time _____

CRA Agent's Signature _____ Date _____ Time _____

Bank: First State Financial
Acct #: 00818836

CANCELLATION OPTION: _____ Applicant's Signature / Date / Time
It has been less than 24 hours, and I choose to Cancel this Application. I have received my initial deposit back, less the \$100 for the credit/criminal check.

Monthly Income: _____
Rent \$ _____ x3= _____

____ Approved ____ Disapproved ____ Approved w/_____
Signature / Date / Time

Monthly Rent
Apartment Rent _____
Pet Rent _____
Other Fee _____
Total _____

Application Fee/Security Deposit/Move-In Specials

Cabana Royal Arms Apartments

ALL APPLICATIONS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A rental application must be processed on all prospective residents' 18 years of age or older. From the time this application is executed, applicant has 24 hours to cancel this application and receive \$100 of the deposit back. If the applicant should fail, or refuse to occupy said apartment after 24 hours has lapsed, the entire deposit shall be retained by Owner as liquidated damages.

1. **Income:** Gross income per apartment must be three (3) times the amount of rent. If not verifiable, we require a copy of the previous years tax return/W2. If self-employed, income must be verified through a third party such as an accountant.
2. **Employment:** A prospective resident must have verifiable current employment. If applicant is currently a student or unemployed, a guarantor may be accepted with approved conditions. Guarantor must complete an application and pay a \$40.00 application fee. A guarantor must collectively earn up to five (5) times the monthly rent and sign a co-signer agreement prior to move-in. Exceptions may be made if other qualifying criteria are met.
3. **Credit/Criminal History:** Applicant agrees this information will be used to obtain a credit/criminal history report. It will be processed on each applicant. All applicants will be evaluated according to negative/positive credit accounts and all criminal history. If any applicant takes exception with credit findings, he or she is responsible for contacting the credit bureau.
4. **Rental History:**
 1. Five (5) year of rental history is required and must be positive and verifiable. Compliance with all terms of the lease/contract and community policies are necessary.
 2. Rental/home ownership history. No more than two (2) late payments and/or returned checks per year of residency are acceptable.
5. **An Applicant Will Automatically Be Denied For the Following Reasons:**
 1. Anyone having been evicted by a previous landlord for cause.
 2. Anyone having been convicted of manufacturing and/or distributing a controlled substance.
 3. Falsification of any information on the rental application.
 4. Anyone having an open bankruptcy.
 5. Any unresolved debts to a landlord/mortgagor (unless debt is paid prior to move-in).
 6. Anyone been convicted of a felony.
 7. Anyone who is a registered sex offender.
6. **Occupancy: Maximum Number of Occupants Are As Follows:** (br=bedrooms), 1bd=2 persons, 2 br=4 persons, 3 br=6 persons. Applicant agrees that no more than the number of persons listed herein shall occupy the premises.
7. **Pet Policy & Deposit:** Two (2) cats, two (2) dogs, or one (1) dog and one (1) cat will be allowed with the proper pet deposit paid at time of move-in. The pet deposit/fee for a pet is \$250 per pet and \$50 is non-refundable. The monthly pet fee is \$10 per month/per pet. The only exception would be pets designated as service animals as stated in ADA requirements. All residents with pets are required to walk their pets on a leash and clean up after

