



EPOCH MANAGEMENT, INC.

APPLICATION FOR DELANEY PARK APARTMENTS



(Each Occupant 18 years & over must completely fill out a separate application)

Name _____ Maiden Name _____ Married
 Separated Sex _____
 Single

Social Security #: _____ Birth Date _____

Are you a US Citizen? _____ Yes _____ No If No, Do you have a valid work visa? _____ Yes _____ No

Number of Occupants _____ Pets _____ Type _____ Weight _____ Color _____
 Work Phone # _____ Home Phone# _____

Occupants:	Name	Birth date (mm-dd-yyyy)	Social Security #	Relationship
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Employer _____ Supervisor _____
 Phone # _____ Fax #: _____ Date Employed _____
 Position _____ Gross Salary/Month _____

Previous Employer _____ Supervisor _____
 Phone # _____ Fax #: _____ Employed From _____ to _____
 Position _____ Gross Salary/Month _____

Previous Employer _____ Supervisor _____
 Phone # _____ Fax #: _____ Employed From _____ to _____
 Position _____ Gross Salary/Month _____

Other Income (Child Support, Alimony, etc.) _____ Income from Assets _____

Emergency Contact _____ Street # _____ City _____
 State _____ Zip _____ Phone # _____ Relationship _____

Closest Relative _____ Street # _____ City _____
 State _____ Zip _____ Phone # _____ Relationship _____

Checking Acct # _____ Bank _____ City/State _____
 Savings Acct # _____ Bank _____ City/State _____

Current Residence _____ Street _____ Apt# _____ City _____ State _____ Zip _____

Community/Mtg. Co _____ Phone # _____ Fax #: _____
 From _____ to _____ Pmt _____

Why are you leaving your present residence? _____
 Was your Lease/Account in any other name? _____ If yes, what name _____

Previous Residence _____ Street _____ Apt# _____ City _____ State _____ Zip _____

Community/Mtg. Co _____ Phone # _____ Fax #: _____
 Acct# _____ From _____ to _____ Pmt _____

Previous Residence _____ Street _____ Apt# _____ City _____ State _____ Zip _____

Vehicle _____ Year _____ Make _____ Model _____ Registered to _____ Tag # _____ State _____ Color _____

Vehicle _____ Year _____ Make _____ Model _____ Registered to _____ Tag # _____ State _____ Color _____

Additional Vehicles (Boat, Camper, Van, etc with Tag Numbers) _____
 Drivers License # _____ Expiration Date _____ State _____

Personal Description _____ Height _____ Weight _____ Hair Color _____ Eye Color _____

How did you hear about these apartments? _____ What attracted you to these apartments? _____

Have you ever been evicted? _____ Has anyone that will be residing in the apartment ever been convicted of a felony? _____

Date Possession Desired _____ Lease Term Desired _____

Agreed Rent Amount _____ Apt Type _____ Apt # _____ Move-in Date _____ Lease Term _____
 Apartment Deposit _____ Application Fee _____ Admin Fee _____ Total Paid _____

Applicant represents that all of the above statements are true and complete and hereby authorizes verification of the above information, references and credit records. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of right of occupancy and/or fees charged and may constitute a criminal offense under the laws of this state.

I hereby authorize _____ 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 hereby expressly release _____, 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.

Applicant paid \$ _____ (total amount received) in consideration for Owner's taking the dwelling unit off the market while considering approval of this application. \$ _____ of this amount is a non-refundable fee for costs and expenses for checking applicant's consumer report by all and any means. \$ _____ will be applied toward the required apartment deposit. The non-refundable administrative fee of \$ _____ will be applied upon lease execution. If this application is not approved, this remainder of the \$ _____ (apartment deposit & administrative fee) will be refunded in full to applicant; provided however, should applicant fail through no fault of the owners to complete the lease agreement when tendered, the lower of \$ _____ (apartment deposit) or a proration of rental amount equal to the time this apartment was held will be charged as liquidated damages from _____ (date application is signed and apartment is taken off the market). If lease is entered into and possession of the apartment is taken, the "Apartment Deposit" shall be applied toward the Security Deposit. Applicant understands that any refund (if applicable) will be made within 30 days to allow for processing and clearing of checks. Apartment Deposit monies are deposited within three (3) business days of receipt or at time of approval, which may be the same day as receipt of deposit.

Applicant _____ OWNER, BY ITS REPRESENTATIVE EPOCH MANAGEMENT, INC.

Date _____ By _____
 As Representative of Epoch Management, Inc.

Must have 2 yrs. Continuous history. Use extra sheets as needed

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To Be Completed by the Office Staff



EPOCH MANAGEMENT, INC.
RENTAL APPLICATION
 APPROVAL CRITERIA

We are working with our community to maintain quality in the neighborhood. Therefore, we have a very thorough screening process. If you meet the application standards and are accepted, you will have the peace of mind of knowing that other residents are being screened with equal care. Please review the following list of criteria. If you feel you meet these standards, please apply.

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors must present a current photo ID issued by a state or government authority (i.e. State Issued Driver’s License, State Issued Photo Identification Card, current Passport, current United States Military ID card, or VISA issued by US Immigration and Naturalization Services) A copy of all applicants photo IDs will be made and retained at time of move-in.

Occupants: Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident. Note: A family may occupy an apartment if the family does not exceed two (2) persons per bedroom plus a child who is under the age of 18 years old per apartment.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants must have a verifiable income source. Combined gross income must equal three (3) times the amount of rent. Acceptable income verification required may include pay stubs consecutive for a six (6) week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to 1 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent). Student loans and/or financial aid may not be used to meet income requirements.

Lease Guarantors: This community MAY OR MAY NOT permit guarantors. Please contact the leasing professional for this communities’ policy. A Lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental application(s). Lease guarantors may not be accepted for income qualification purposes. Lease Guarantors must reside in the USA. Guarantor must qualify based not only on the proposed rent amount for the applicant’s apartment, but the combination of the proposed rent plus their own housing obligation

Criminal Background Check: A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event applicant(s) have ever been convicted or charged of felony or misdemeanor offense(s) involving a crime against a person, another person’s property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property commits an offense of sexual nature, resulting in conviction or is labeled as a registered sexual offender or predator and/or appears on the list of known terrorists and wanted fugitives.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

Notification: Applicants will be informed of the status of their application by telephone within five (5) business days (Mon – Fri) from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

 Applicant Signature

 Management Representative Signature

Date: _____

Rev. Date: Jan 2, 2007





EPOCH MANAGEMENT, INC.
CONSTRUCTION ADDENDUM TO APPLICATION

I/WE, understand that construction could delay my/our move-in date due to circumstances beyond the control of Epoch Management / Delaney Park Apartments. Epoch Management / Delaney Park Apartments will strive to provide as much notice as possible in the event of a construction delay. Epoch Management / Delaney Park Apartments will not be liable in any way for any damages, or inconvenience that the above named residents may incur for any delay in the above named resident's scheduled move-in date and/or of property amenities due to construction delay.

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Witness to Resident
