
APPLICANT

Full Name _____ SSN or ITIN _____
Current Address _____ City _____ State _____ Zip _____
Phone # _____ Alternate # _____ Email _____
Date of Birth _____ Driver's License # _____ State _____

EMPLOYMENT

Present Employer _____ Employer Phone # _____
Address _____ City _____ State _____ Zip _____
Occupation _____ Supervisor's name _____
Date Employment Began _____ Annual salary or hourly rate _____

ADDITIONAL EMPLOYMENT

Employer _____ Employer Phone # _____
Address _____ City _____ State _____ Zip _____
Occupation _____ Supervisor's name _____
Date Employment Began _____ Annual salary or hourly rate _____

PLEASE LIST AND EXPLAIN ANY OTHER SOURCES OF INCOME WHICH YOU WISH US TO CONSIDER. (Amount and Source)

IF YOU ARE A MEMBER OF THE ARMED FORCES, PLEASE FILL IN THIS SECTION.

Military branch _____ Rank _____ Serial # _____
Stationed at _____ From _____ to _____

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR OTHER CRIME?

Yes No (Exclude traffic offenses.) If yes, please describe the offense, the date of conviction and other pertinent information. _____

CURRENT LANDLORD/MORTGAGE INFORMATION

Own Rent Name of company/person you pay rent/mortgage to _____
Address _____ City _____ State _____ Zip _____
Phone # _____ Amount of monthly rent/mortgage _____
Date of occupancy _____ Current lease expiration date _____

In case of EMERGENCY, person you wish us to notify:

Name _____ Relationship _____ Phone # _____
Address _____ City _____ State _____ Zip _____

Will you have any pets? No Yes Type _____ Breed _____ Weight _____ Number _____

OCCUPANTS

LIST ALL OCCUPANTS UNDER 18 YEARS OF AGE AND PROVIDE ALL INFORMATION REQUESTED

Name	Maiden & AKA if applicable	Date of birth	Relationship	Social Security #
1.				
2.				
3.				
4.				
5.				

Do all of the above listed Occupants have the legal right to be in the USA? Yes No

CONSUMER REPORT AUTHORIZATION

I hereby affirm that my answers to the foregoing questions are true and correct and that I have not knowingly withheld any fact or circumstance which would, if disclosed, affect my Application unfavorably. As an inducement to enter into a Lease, I authorize you to secure from a consumer reporting agency an investigative consumer report. This report may contain, but would not be limited to, a consumer credit report, a criminal history records investigation, a rental history and verification of my residences, employment and income. I further authorize you and the consumer reporting agency to verify any and all information contained in this Application and to inquire into my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability in connection with the information they give. I have also been advised that I have the right, under the federal Fair Credit Reporting Act, Section 606(B) to make a written request of you and the consumer reporting agency, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I also consent to, and authorize the use of, any subsequent consumer report(s) under this authorization in connection with the collection of any debt associated with the rental of a residence for which application was made. Finally, I acknowledge receipt of the summary of consumer rights required by Section 609 of the Fair Credit Reporting Act entitled "A Summary of Your Rights Under the Fair Credit Reporting Act".

I have fully read and understand all of the provisions of this Application and hereby acknowledge receipt of a completed copy of this Application and Rental Policy.

Applicant's Signature: _____ Date _____ Time _____

Leasing Professional's Signature: _____ Date _____ Time _____

For Office Use Only

Date and time Application was processed _____ Score _____

Decision: Approved Approved with Conditions (Amount of Security Deposit _____) Denied

Date & Time Applicant was notified _____ In Person By Phone Letter Email

By: _____
Leasing Professional's Signature Date

Community Manager's Signature Date

The Renaissance Club

Rental Policy

Allen & Rocks, Inc., agent for Landlord, will rent to qualified Applicants without regard to race, color, national origin, religion, sex, physical or mental handicap, familial status, sexual orientation, marital status, age, ancestry and gender identity or expression who fulfills the following requirements:

All persons 18 years of age and older will be required to complete an application. If approved, applicant agrees to become a leaseholder and occupy the apartment. With submission of an Application and Agreement to Rent Apartment, each Applicant must tender a non-refundable Application Fee to Landlord to defray the cost of verifying the information contained within the Application.

No cash accepted at anytime.

Guarantors are not permitted.

No pets are permitted.

Each applicant will be required to provide a valid Social Security number and must have the legal right to be in the United States.

Applicant(s) must complete the Landlord's Application in full and sign it in the presence of an authorized agent of the Landlord. If there are multiple applicants applying together for the same apartment, each applicant must complete and sign a separate application. The collective information of all applicants will be considered.

Applications containing misrepresentations or Applicants who do not meet Landlord's criminal background criteria will be rejected.

Each Applicant must permit Landlord to investigate, verify, and utilize in evaluating Applicant's Application and Agreement to Rent Apartment, Applicant's credit worthiness and sufficiency of income, information contained in Applicant's Application and to obtain an investigative consumer report which may contain, but would not be limited to, a consumer credit report, a criminal history records investigation, a rental history and verification of all Applicant's residences, employment and income, as well as inquiry to Applicant's character, neural reputation, personal characteristics and mode of living. Applicant's annual income must be at least three (3) times the annual rent or Applicant must have as of the date of Application and for at least the prior four (4) consecutive months, liquid assets equal to at least two (2) times the annual rent.

If the Applicant(s) meet the Landlord's resident screening qualifications, the Application will be approved. Approved Applicant(s) must tender the security deposit, then in effect, in the form of a money

order or personal check, and sign Landlord's standard form Lease Agreement within five (5) days of Landlord's oral or written acceptance.

If the Application is approved and upon notification the Applicant(s) fails to enter into a Lease Agreement as agreed, Applicant(s) shall remain liable for Landlord's actual damages, including lost rental incurred by owners as a result thereof.

Prior to approved Applicant(s) being given a key to the leased premises between the first day and the 20th day of a month, Applicant(s) will be required to pay the Landlord the pro rata rent for that month. If possession of a key is given between the 21st day and the last day of a month, Applicant(s) will be required to pay to Landlord the pro rata rent for that month in addition to the entire rent for the first full month of the Lease term.

Rent concessions, if any, may only be applied to the second or any subsequent month of the Lease term.

All rents are due & payable on the first day of each month.

Applicant(s) must agree that only those persons named in the Application and Agreement to Rent Apartment and/or in the Lease Agreement and who are approved for occupancy shall be allowed to reside in the leased apartment at any time.

If there is a proposed change in the Leaseholders or Occupants who will reside in the leased premises during the initial Lease term or any renewal term, the Leaseholder(s) must comply with the policies set forth by Landlord.

The limitations imposed for occupancy for each type of apartment at The Renaissance Club are:

***One Bedroom – up to two (2) persons plus 1 infant
Two Bedrooms – up to four (4) persons plus 1 infant
Three Bedrooms – up to six (6) persons plus 1 infant***

****infant shall not exceed two (2) years of age.***

If no apartment of the type being applied for is available when an Application and Agreement to Rent Apartment is submitted and no such apartment will be available by the requested move-in date, Applicant(s) will be placed on a chronological waiting list subject to the Landlord's Waiting List Policy.

If accepted, the Applicant(s) shall be responsible to purchase, at Applicant(s) sole expense prior to taking occupancy, a renter's insurance policy as provided for in the Landlord's standard form Lease Agreement.