

APPLICATION FOR RESIDENCY 4 LAKES PROPERTIES, LLC AS AGENT

Lease Terms From: _____ To: _____ Rent: _____ Security Deposit: \$200.00

Apartment Number: _____ Special Terms or Conditions: _____

CHOOSE PROPERTY TO APPLY TO:

Campus/Downtown Mirabel Pondfield Timberlake Village

Name: _____ SS #: _____ - _____ - _____ DOB: _____ / _____ / _____

Phone: (_____) _____ Email: _____

Name of all people to occupy apartment: 1. _____ 2. _____ 3. _____

Indicate if person is an: Adult or Minor Adult or Minor Adult or Minor

Pets? YES NO - Type/Qty? _____ Do you have renters insurance? YES NO

Current Address: _____ How Long: _____

City: _____ State: _____ Zip: _____ Rent Amount: _____

Rental? YES NO - Landlord?: _____ Phone: (_____) _____

Previous Address: _____ How Long: _____

City: _____ State: _____ Zip: _____ Rent Amount: _____

Rental? YES NO - Landlord?: _____ Phone: (_____) _____

INCOME

Employer: _____ Start Date: _____ Position: _____

Supervisor's Name: _____ Phone: (_____) _____

Employer: _____ Start Date: _____ Position: _____

Supervisor's Name: _____ Phone: (_____) _____

OTHER SOURCE(S) OF INCOME

Phone to verify:

1) _____ (_____) _____

2) _____ (_____) _____

EMERGENCY CONTACT

Name: _____ Relationship: _____ Phone: (_____) _____

Address: _____ City: _____ State _____ Zip _____

DO YOU WISH TO RECEIVE A WRITTEN EXPLANATION OF A DENIAL OF TENANCY? YES NO

RECEIPT IN THE SUM OF \$ _____ IS HEREBY ACKNOWLEDGED. THESE MONIES ARE TO BE RETURNED TO THE APPLICANT IF THE APPLICATION IS REJECTED. IF ACCEPTED, MONIES SHALL BE APPLIED TO THE SECURITY DEPOSIT. AT THE TIME THE LEASE IS SIGNED, APPLICANT AGREES TO PAY THE BALANCE OF THE SECURITY DEPOSIT. IF APPLICANT REFUSES TO SIGN THE LEASE WITHIN SEVEN DAYS AFTER BEING NOTIFIED OF THE APPLICATION APPROVAL, THE APARTMENT WILL NOT BE HELD AND THE MONEY PAID WILL BE APPLIED TO THE ACTUAL COSTS AND DAMAGES INCURRED BECAUSE OF THE APPLICANT'S FAILURE TO ENTER INTO A RENTAL AGREEMENT. APPLICANT MAY ALSO HAVE ADDITIONAL LIABILITY TO THE LANDLORD FOR LOST RENTS AND/OR RE-RENTAL EXPENSES, SUBJECT TO THE LANDLORD'S DUTY TO MITIGATE DAMAGES.

COSIGNERS MAY BE REQUIRED FOR EACH PERSON ON THE LEASE. THESE DOCUMENTS MUST BE SIGNED BY A QUALIFIED COSIGNER AND NOTARIZED. THEY MUST BE RETURNED TO US WITHIN TWO WEEKS OF THE DATE YOU SIGN THE LEASE OR AT THE COMMENCEMENT OF THE LEASE, WHICHEVER EVENT OCCURS FIRST. APPLICANTS WHO WOULD LIKE TO BE APPROVED WITHOUT A COSIGNER MUST MEET THE FOLLOWING CONDITIONS:

- THE COMBINED YEARS OF SATISFACTORY RENTAL HISTORY MUST BE EQUIVALENT OR GREATER THAN THE NUMBER OF APPLICANTS IN THE GROUP.
- EACH APPLICANT MUST HAVE SATISFACTORY CREDIT.
- EACH APPLICANT MUST HAVE A VERIFIABLE SOURCE OF INCOME.

APPLICANT'S FAILURE TO RETURN THE COSIGNER GUARANTEE FORM DOES NOT EXCUSE THE APPLICANT FROM LIABILITY UNDER THE LEASE AGREEMENT THAT THEY SIGN.

THE UNDERSIGNED AGREE(S) THAT THE LANDLORD SHALL HAVE UP TO TWENTY-ONE (21) CALENDAR DAYS FROM ACCEPTANCE OF THE EARNEST MONEY TO APPROVE OR DENY THE RENTAL APPLICATION. TENANT HAS SEVEN (7) DAYS FROM THE BEGINNING OF THE TERM OF THE LEASE TO REQUEST, IN WRITING, THAT LANDLORD PROVIDE TENANT WITH A LIST OF PHYSICAL DAMAGES OR DEFECTS, IF ANY, CHARGED TO THE PREVIOUS TENANT'S SECURITY DEPOSIT.

I/WE HAVE BEEN ADVISED THAT THE LANDLORD HAS ACTUAL KNOWLEDGE OF THE FOLLOWING UNCORRECTED BUILDING CODE VIOLATIONS THAT PRESENT A SIGNIFICANT THREAT TO THE PROSPECTIVE TENANTS HEALTH AND SAFETY: IF LINES ARE LEFT BLANK, THERE ARE NONE: _____

THIS APPLICATION IS NOT A RENTAL AGREEMENT, CONTRACT, OR A LEASE. ALL APPLICATIONS ARE SUBJECT TO APPROVAL OF OWNER OR MANAGING AGENT.

TO THE BEST OF MY/OUR KNOWLEDGE, ALL OF THE ABOVE INFORMATION IS TRUE. I HEREBY AUTHORIZE ALL PERSONS OR ENTITIES LISTED HEREIN TO RELEASE ANY INFORMATION IN THEIR POSSESSION KNOWN TO THEM CONCERNING ME. A COPY OF THIS APPLICATION SHALL SERVE AS THE AUTHORITY FOR THE RELEASE OF ANY SAID INFORMATION. I FURTHER AUTHORIZE 4 LAKES PROPERTIES, LLC AND ITS EMPLOYEES AND AGENTS TO MAKE SUCH INQUIRIES AS IS DEEMED NECESSARY FOR ACTION AND DETERMINATION UPON THIS APPLICATION. APPLICANT IS ENTITLED TO REVIEW THE LEASE, RULES AND REGULATIONS, AND ANY OTHER FORMS AS MAY BE REQUIRED FOR OCCUPANCY, AND IN SIGNING THIS FORM ATTEST THAT THEY HAVE IN FACT DONE SO TO THEIR SATISFACTION.

MANAGEMENT RESERVES THE RIGHT TO REQUIRE W2 FORMS, CHECK STUBS OR OTHER DOCUMENTATION OF INCOME AT TIME OF APPLICATION OR LEASE RENEWAL. THE FAIR CREDIT REPORTING ACT, PUBLIC LAW 91-508, REQUIRES THAT WE NOTIFY YOU THAT AS PART OF OUR NORMAL PROCEDURE, A ROUTINE INQUIRY WILL BE MADE. THIS INQUIRY WILL PROVIDE APPLICABLE INFORMATION CONCERNING CHARACTER, GENERAL REPUTATION AND MODE OF LIVING. UPON WRITTEN REQUEST, ADDITIONAL INFORMATION AS TO THE NATURE AND SCOPE OF THE REPORT, IF ONE IS MADE, WILL BE PROVIDED.

APPLICANT SIGNATURE: _____

DATE: _____

RENTAL AGENT'S SIGNATURE: _____

REFERRED BY _____