



LEASE APPLICATION

Apartment Community: _____

Date: _____

Applicant 1: _____ : Social Security #: _____ DOB: _____
(Full Name)

Telephone # _____ E-Mail Address: _____

Driver's License # _____ State: _____

Applicant 2: _____ : Social Security #: _____ DOB: _____
(Full Name)

Telephone # _____ E-Mail Address: _____

Driver's License # _____ State: _____

Present Address: _____ City: _____ State: _____ Zip: _____

Do you own or rent: _____ Own _____ Rent How long: _____ Amount of Rent: _____

Landlord's Name: _____ Phone #: _____

Previous Address: _____ City: _____ State: _____ Zip: _____

Previous Landlord's Name: _____ Phone #: _____

Other Occupants (under 18):

Name: _____ DOB: _____

Name: _____ DOB: _____

Name: _____ DOB: _____

Name: _____ DOB: _____

Applicant 1 Present Employer: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Position: _____ Monthly Gross Income: \$ _____ Start Date: _____

Applicant 2 Present Employer: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Position: _____ Monthly Gross Income: \$ _____ Start Date: _____

Do you have any pets? _____ How many? _____ Description(s) of Pets: _____

Person to notify in case of emergency: (Name/Phone Number(s)/Address): _____

Apartment Community: _____

Applicant hereby agrees to rent premises known as apartment # _____ under a lease for _____ months beginning on the _____ day of _____ 20_____, for the monthly rent of \$_____ payable in advance on the **first day of each month**. Rent shall begin on _____. **A non-refundable application fee of \$_____ per applicant and a \$_____ Security Deposit are due when submitting this Application.** In the event that the Applicant is not approved or the Applicant cancels within **72 hours** of submitting Application, the Security Deposit will be refunded. The Security Deposit in the sum of \$_____ is made herewith to be held by Management under the following conditions:

1. At any time within three days of the date below, Applicant may cancel this Application by giving written notice to Management. Management will return the Security Deposit upon such cancellation.
2. Management and / or Owner reserve the right to approve or deny this Application based upon Management’s screening criteria.
3. If this Application is approved and the Applicant **cancels after 72 hours from the date of this application, the entire deposit will be retained by Management** in consideration for reserving the apartment.

Visa: MasterCard: Discover: Credit Card Number: _____
Expiration Date: _____ CVV #: _____

I authorize an investigation of all statements contained in this application by the landlord or its authorized agents. I understand and agree that misrepresentation or omission of facts called for is cause for disqualification of this application. I certify that all information provided herein is completed an accurate to the best of my knowledge.

I hereby authorize the landlord or its authorized agents 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 the landlord or its agent and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my applicant information by be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.

The Applicant agrees the Management shall not be liable for any delay in delivering possession, agrees to execute a Lease and pay the first month’s rent before possession is given, verifies that all statements made to Management are true. Applicant waives any claim for damages by reason of denial of the rental application.

Applicant Signature

Date

Applicant Signature

Date

Authorized Agent

Date



Huntington Apartments

Qualification Statement

(Please read before filling out Application)

Qualifying Criteria

-3 times the monthly rent amount is required for approval

-4.5 times the monthly rent is required to be added a co-signer to the lease

-Lack of credit **and** rental history will require Security Deposit equal to 1 month's rent.

-We will not accept anyone with "unsatisfactory" rental or criminal history - Criteria set with resident screening service

-Applicants with no social security number: In lieu of a social security number to verify credit and criminal status such applicant may be approved with verification of employment and income. A valid passport, U.S. or foreign, or other government photo ID and a valid work or student visa is required.

Minimum Age Requirement: 18 years old

Employment: Prospect must be gainfully employed, verifiable by your employer, and have proof of adequate income from other sources. The most current tax records are required for all self-employed prospects.

Roommates: Each roommate must submit an Application and an Application Fee.

Fees: \$50.00 Application/ \$150 Administrative Fee (*non-refundable*)/ \$175 Security Deposit (*refundable*)
\$300.00 Pet Fee (*non-refundable*)/ \$25.00 pet rent per month.
(All pets must be approved by management. Certain breeds may be declined)

Pet Policy: Maximum of 2 pets per apartment. 100 lb. weight limit for one pet or combined.
We do not accept the following breeds (Akita, Alaskan Malamute, American Staffordshire Terrier, Bull Terrier, Cane Corso, Chow Chow, Doberman Pinscher, German Shepherd, Great Dane, Mastiff, Pit Bull Terrier, Presa Canario, Rottweiler, Siberian Husky, Wolf Hybrid, or any mix thereof). All pets must be pre-approved by management. We reserve the right to decline any pet or breed.

Lease Terms/Clauses: 6-14month leases are offered. Month to month leases are available with a monthly fee *only* after the initial lease term has been fulfilled.

A full 60 day written notice to management is required before moving out.

Early Lease Termination: A full 60 day written notice is required, rent payment for that 60 days, and an early termination fee are due on or before date of move out. Please ask office management for details.

Rent: Rent is due the 1st of each month. If rent is paid after the 5th there is a 5% late fee. Rent will only be accepted in form of a cashier's check or money order after the 5th of the month. If rent and late fee are not paid by the 10th, the eviction process will begin.

Occupancy: *In keeping with the approved occupancy standards, occupancy is limited to the following per bedroom:*
1 Bedroom-2 persons / 2 Bedrooms-4 persons / 3 Bedrooms-6 persons

Applicant Signature

Date

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Applicant Signature

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