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# THE WORTHING COMPANIES

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## STATEMENT OF RENTAL POLICY

Welcome to our community! Prior to completing an application for residency, please read this Statement of Rental Policy to determine whether you meet all rental guidelines. We require all persons over the age 18 that will be residing in the apartment home to complete our full qualification process. There are many choices for housing in our area and you have made a good decision by selecting our community. Please contact a member of our management team if further clarification is needed on our requirements. All applications are evaluated in the same manner and given equal consideration.

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**EQUAL HOUSING OPPORTUNITY:** The Worthing Companies/WSE LLC is an equal housing opportunity provider. We believe in the spirit of the Federal Fair Housing Act and this community does not discriminate on the basis of race, color, sex, national origin, religion, disability, or familial status. The Worthing Companies/WSE LLC fully supports and complies with the Federal Fair Housing Act and all local and state laws regarding fair housing.

**PHOTO IDENTIFICATION:** All visitors must present a valid driver's license or other government issued picture identification to tour the community. For verification purposes valid government issued photo identification is required to apply for residency and a copy of your identification will be retained in your resident file.

**APARTMENT AVAILABILITY:** Applications for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the particular apartment type requested. "Availability" does not necessarily mean that an apartment will definitely be available for occupancy by an applicant at the estimated date. "Available" apartments include those where a "Notice to Vacate" has been submitted by an existing resident indicating an intention to vacate on or about a certain date. Under certain circumstances, we will permit current residents who are not in default of their lease to withdraw or change their notice of intent to vacate. Other circumstances not necessarily under management's control may also delay the date of availability of an apartment. In addition, an apartment may not be considered available because an application has been made and a deposit placed to hold the apartment. If the applicant's credit is not approved or if the applicant fails to sign a Rental Agreement by the specified date, then the apartment would again become available. Whether a particular apartment or type of apartment is available can vary significantly within several hours or a day. Our company seeks to lease its apartment homes at the most competitive rates obtainable in each community's housing market. This is done by comparative pricing, negotiated rents, and pricing incentives to obtain the highest rental income possible for the owners of our properties. There may be price differences as to the effective rental rates obtained by our residents depending on the leasing or marketing program than in effect and the time and date on which they visited the property or applied for residency. You are able to apply to live in any apartment home that is or will be vacant ("available") during your desired timeframe.

**SCORING OF YOUR CONSUMER CREDIT REPORT:** This community uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, this information is compared to the credit performance of other applicants with similar profiles which predicts how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based upon your credit score, your application will either be accepted, accepted on the condition that an additional security deposit, a minimum, of one month's rent in certified funds be paid, or declined. If your application is declined or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies that provided your consumer information. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

**INCOME VERIFICATION:** If your application is accepted or accepted with conditions, prior to moving into the community we will require verification of income by presenting your three most current pay stubs. The total monthly combined income must be at least three (3) times the amount of the monthly rent for the home you have chosen. If applicants are self-employed or receive money from non-employment sources, one of the following proofs of income will be required through (I) copies of the previous year's tax returns, (II) a financial statement from a CPA verifying employment and income, or (III) photocopies of your three most current bank statements illustrating the ability to pay rent for three times the monthly rent through the entire lease term. (Other verifiable income may mean, but is not limited to, alimony/child support, trust accounts, social security, grants/loans, etc.). If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

**SEX OFFENDER REGISTRY:** All applicants over the age of 18 who will be occupying an apartment must meet the applicable sex offender registry qualification criteria and consent to a multi-state sex offender registry search. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their multi-state sex offender registry search. If your application is rejected based on the discovery of public records that indicate an unacceptable sex offender history, you will be given the name, address and telephone number of the consumer reporting agency that provided the sex offender history report. An applicant rejected based on such sex offender history report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration. **Our policy of performing a multi-state sex offender registry search during the application process does not constitute a representation, warranty, or guaranty that all other residents and occupants living in the apartment community have no sex offender histories.**

**CRIMINAL BACKGROUND HISTORY:** All applicants over the age of 18 who will be occupying an apartment must meet the applicable criminal background qualification criteria and consent to a criminal background check. Each of the applicants and occupants over the age of 18 who will be occupying the apartment must score a "pass" on their criminal background check. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address and telephone number of the consumer reporting agency that provided the criminal background report. An applicant rejected based on such a criminal background report, is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration. **Our policy of performing criminal background screening during the application process does not constitute a representation, warranty, or guaranty that all other residents and occupants living in the apartment community have no criminal histories.**

**CO-SIGNERS:** In the event an applicant is declined based on negative credit or lack of income a co-signer is permitted, the co-signer must complete an application. Co-signers income must be at least three times the amount of the monthly rent of the apartment home chosen and meet other qualifying criteria. A co-signer must sign the lease and all addendums. They will be fully responsible for all sums that come due under the rental agreement, any renewals or extensions and any damages exceeding normal wear and tear if the occupying resident(s) default.

**OCCUPANCY POLICY:** No more than two (2) persons per bedroom or sleeping space shall be permitted to occupy an apartment. A child or infant who is under the age of twelve (12) months (including an unborn child) at the time of leasing or renewing an existing lease will not be counted in determining the maximum number of persons who may occupy an apartment. Residents who have exceeded the occupancy restriction are not required to "upgrade" (move to a larger apartment) until the end of their current lease or renewal term (not including any month to month automatic renewal extensions).

**HOLD HARMLESS ACKNOWLEDGMENT:** Applicant agrees that Management does not promise, warrant or guarantee the safety and security of applicant, applicant's family and occupants or applicant's personal property against the criminal actions of other residents or third parties. Furthermore, management shall not be liable for any damage or injury to applicant, applicant's family and occupants or to any person entering the premises or the building of which the apartment is a part, for injury to person or property arising from theft, vandalism or casualty occurring in the premises or the buildings. The term "premises" is defined to include any common areas, lakes and the surrounding area. Applicant agrees to indemnify and hold harmless management from all claims, costs and expenses arising from injury to person or property. Each applicant has the responsibility to protect him or herself and to maintain appropriate insurance to protect his/her belongings. Applicants should contact an insurance agent to arrange appropriate insurance protecting their personal property. Applicant shall at all times maintain renter's insurance including adequate fire, casualty and liability insurance to insure against the risks described above. Insurance coverage maintained by management does not protect applicant from loss of personal property by theft, fire, water damage and other perils. Applicant is responsible for maintaining appropriate vehicular or automobile insurance coverage.

**RENTER'S INSURANCE:** All applicants must secure a renter's insurance policy of \$100,000 of general liability coverage and provide written proof of such policy prior to occupying the apartment. The policy must be maintained throughout the entire lease term and any subsequent renewal terms. Written proof of insurance is also required prior to the inception of any renewal agreements.

**SATELLITE DISH:** Management will permit the installation of one (1) satellite dish per apartment in accordance with FCC and local access laws. Not all of our apartments are suitable to satellite reception and we cannot guarantee that satisfactory transmission will be received. There are limitations on how and where a satellite dish can be installed and Management requires that lease holders sign the appropriate satellite dish addendum to the Rental Agreement. Lease holders must pay an additional security deposit prior to the installation of the satellite dish. General liability insurance in the amount of \$200,000 is required for any resident opting to install a satellite dish, and a copy of the insurance policy must be provided to Management prior to move-in and maintained throughout the entire period of occupancy at the community. Upon renewal of the lease term an updated copy of the insurance policy must be provided to Management.

**INTERNATIONAL RENTAL CRITERIA:** In addition to qualifying under the terms stated in this Statement of Rental Policy, Applicants from countries other than the United States who do not have a Social Security Number must comply with the following additional conditions:

1. Present an original valid Passport along with an original valid Visa showing raised notary seals on each -- expired Passports or Visas will result in automatic decline of application.
2. International applicants with verifiable employment are required to pay an additional deposit equal to one month's rent in advance by cashier's check or money order. Self-employed/unemployed international applicants with verification of income are required to pay an additional deposit equal to one month's rent in advance by cashier's check or money order. International applicants with no verifiable U.S. rental history, credit, and employment are required to pay an additional deposit equal to two month's rent in advance by cashier check or money order.
3. Acceptable employment verifications are as follows:
  - Employed Applicants: Provide a letter of employment from your employer. The letter is to be on company letterhead, signed, and notarized.
  - Self-Employed or Unemployed Applicants: Provide proof of income from an attorney, accountant, and/or letter from your bank stating sufficient funds. All letters must be on official company, firm and/or bank letterhead, signed, and notarized.
4. All payments will be required in U.S. Certified Funds.

**FEES/DEPOSITS:** Each applicant shall pay a non-refundable application fee for verification of information and credit approval. A security deposit must also be submitted with the application for Residency. Once approved, a portion of the security deposit may also become non-refundable as set forth in the Rental Agreement. If for any reason you cancel your application within 72 hours of the application date or if your application is declined, Management will fully refund your security deposit. If you cancel your application after 72 hours of the application date, Management will retain the security deposit as liquidated damages for the amount of rent lost and any expenses incurred due to the cancellation.

**VEHICLES:** Parking is limited in our community and only one (1) vehicle per lease holder is permitted per apartment home. Boats, trailers, commercial vans and campers are not permitted to be parked on the property at any time except, if available, in designated parking areas only. Written permission from management is required. Unightly, inoperable or unregistered vehicles are not permitted and may be towed at owner's expense by management. Such unightly or inoperable vehicles are determined at the sole discretion of management. Each applicant agrees to be bound by and sign all addenda to the lease that pertain to parking rules and regulations.

**PETS:** Pets are prohibited unless applicants comply with the following regulations and obtain management's express written approval. A non-refundable pet fee and/or refundable pet deposit may be due prior to occupying the apartment. Some communities require monthly pet rent be paid in addition to any up-front monies requested. Management will accept animals commonly recognized as domestic pets and non-aggressive or threatening. Pets must be at least one year old and weigh no more than 50 lbs. at maturity (depending on specific property rules and regulations, some communities will have a varying weight limit).

I have read the above and understand the basis for consideration of my application for residency.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



FORM VALID FOR GEORGIA APARTMENT ASSOCIATION MEMBERS ONLY

APPLICATION FOR OCCUPANCY

Property Fax #: \_\_\_\_\_ Property Phone #: \_\_\_\_\_

FOR MANAGEMENT USE ONLY:

DATE FORM PRINTED \_\_\_\_\_
APARTMENT NO. \_\_\_\_\_
APPLICANT: \_\_\_\_\_
MOVE-IN DATE REQUESTED: \_\_\_\_\_
APPLICATION SUBMITTED ON: \_\_\_\_\_

LEASING INFORMATION (TO BE COMPLETED BY MANAGEMENT)

NAME OF APT. COMMUNITY \_\_\_\_\_ APT. NO. or ADDRESS REQUESTED \_\_\_\_\_
COMMUNITY ADDRESS \_\_\_\_\_
LEASE TERM DESIRED: FROM \_\_\_\_\_ TO \_\_\_\_\_ DATE OF VISIT TO APTS. \_\_\_\_\_ MOVE-IN DATE REQUESTED \_\_\_\_\_
APT. TYPE DESIRED \_\_\_\_\_ BDRMS. \_\_\_\_\_ BATHS \_\_\_\_\_ FLOOR PLAN \_\_\_\_\_ RENTAL RATE \$ \_\_\_\_\_ /MO. CONSULTANT \_\_\_\_\_
HOW DID APPLICANT LEARN ABOUT US? \_\_\_\_\_ WHICH APT(S). DID APPLICANT VISIT? \_\_\_\_\_
\$ \_\_\_\_\_ APPLICATION FEE (for Credit Check) \$ \_\_\_\_\_ NON-REFUNDABLE FEE (Describe) \_\_\_\_\_
\$ \_\_\_\_\_ GOOD FAITH DEPOSIT (Applied to Security Deposit) \$ \_\_\_\_\_ OTHER SECURITY DEPOSIT (Describe) \_\_\_\_\_
\$ \_\_\_\_\_ PET SECURITY DEPOSIT \$ \_\_\_\_\_ OTHER NON-REFUNDABLE FEE (Describe) \_\_\_\_\_

Note: Each Person Who Is An Applicant, Guarantor or Co-Signor Must Fully Complete a SEPARATE Application and Meet ALL Rental Qualification Requirements for Employment (Or Source of Income for Paying Rent), Rental History, Credit, and Criminal Background. A Valid Government Issued Photo ID is Required with this Application and at the Time of Move-In. Submitting this application gives Management permission to check Applicant's credit, rental, employment, and criminal history. This form may be used for approving occupancy of any single family home, mobile home, or other living space, and the word "apartment" includes any kind of landlord and tenant or occupancy agreement.

IN ORDER TO BE APPROVED FOR OCCUPANCY, ALL QUESTIONS MUST BE FULLY AND COMPLETELY ANSWERED.

1. PERSONAL INFORMATION

Applicant's Name \_\_\_\_\_ Birthdate \_\_\_\_\_
Last Name First Middle Jr/Sr/III Mo. Day Year
Social Security OR Individual Tax ID No. \_\_\_\_\_ Driver's License No. \_\_\_\_\_ State \_\_\_\_\_ Expiration Date \_\_\_\_\_
Telephone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_
Email: \_\_\_\_\_
Name of Any Co-Applicant, Co-Signor, or Guarantor \_\_\_\_\_ What is the Legal Relationship to Co-Applicant, Co-Signor, or Guarantor to Applicant? [ ] Spouse [ ] Parent [ ] Roommate [ ] Employer [ ] Other (Describe): \_\_\_\_\_
Are You Currently in the U.S. Armed Forces or Reserves? [ ] Yes [ ] No If "Yes," State Your Rank, Service & Duty Station: \_\_\_\_\_
Have You Ever Gone By Any Other Name? [ ] Yes [ ] No If "Yes," What Names? \_\_\_\_\_
City/State/Country in Which You Were Born \_\_\_\_\_
Father's Name/DOB: \_\_\_\_\_ Mother's Maiden Name/DOB: \_\_\_\_\_
What is the Reason for Moving from your current residence? \_\_\_\_\_
I learned of this community from \_\_\_\_\_

2. OTHER OCCUPANTS AND PETS IN HOUSEHOLD

Persons and Pets who are not listed below are NOT authorized to live in the apartment. Unauthorized occupants and pets will be a lease violation.
State All Other Occupants' Names Ages Relationship Social Security or Individual Tax ID No.
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
Do you have pets or service animals? [ ] Yes [ ] No [NOTE: No Deposit is required for Service Animals] Has Pet Ever Bitten or Attacked Anyone? [ ] Yes [ ] No
Weight Of Pet (Approx.) \_\_\_\_\_ Describe Breed, Age, Type & Size of All Pets or Service Animals \_\_\_\_\_

3. RENTAL HISTORY

1. APPLICANT'S CURRENT RESIDENCE: Name of Owner and/or Apartment Community: \_\_\_\_\_
Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Monthly Rent Pmt. \$ \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_ Phone No. \_\_\_\_\_
2. APPLICANT'S PREVIOUS RESIDENCE: Name of Owner and/or Apartment Community: \_\_\_\_\_
Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Monthly Rent Pmt. \$ \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_ Phone No. \_\_\_\_\_
Reason for Leaving: \_\_\_\_\_

4. EMPLOYMENT HISTORY

1. APPLICANT'S CURRENT EMPLOYER: Company Name: Address: City State Zip Phone No. Supervisor's Name Monthly Income (Gross) \$ Job Description Employment Dates: From: To: \*PROVIDE SOURCE OF INCOME TO PAY RENT IF YOU ARE NOT CURRENTLY EMPLOYED (SEE SECTION 9): 2. APPLICANT'S PREVIOUS EMPLOYER: Company Name: Address: City State Zip Phone No. Supervisor's Name Monthly Income (Gross) \$ Job Description Employment Dates: From: To:

5. AUTOMOBILE

Year Make (Ford, etc.) Model (Taurus, etc.) Color License Tag No. State County Describe Any Other Vehicle, Boat, or Trailer You Are Requesting to Use or Store at the Apartment Community:

6. CONTACT PERSONS

1. Name of Family Member, Other Than Spouse Phone Relationship Address City State Zip 2. Name of Person Other Than Family Member Phone Relationship Address City State Zip

7. BANKING REFERENCE

Checking Acct. (Bank Name) Acct. No. Savings Acct. (Bank Name) Acct. No. Address of Branch Phone Bank Loan Monthly Payment \$ Loan No.

8. CREDIT INFORMATION

Credit Card Acct. No. Balance \$ Credit Card Acct. No. Balance \$ Other Monthly Debt Balance \$ Car Loan With Balance \$

9. OTHER INCOME OR SOURCE OF SUPPORT

Alimony/Child Support \$ Name and Address of Payor Public Assistance \$ Name of Assistance Program Social Security \$ Description of Benefits Retirement \$ Name or Source of Payment Other \$ Describe Other Sources

10. MANDATORY SCREENING QUESTIONS

YOU MUST ANSWER EACH OF THESE QUESTIONS. IF YOU ANSWER "YES" TO QUESTIONS 1-7, YOU MUST PROVIDE ADDITIONAL DETAILS. 1. Have You or Any Person Who Will Be Occupying the Apt. Ever Been Evicted or a Defendant in an Eviction Action? 2. Is Any Apt. Community or Previous Landlord Trying to Collect Money from You or Any Person Who Will Be Occupying the Apt.? 3. Have You or Any Person Who Will Be Occupying the Apt. Ever Filed, Been Discharged From, or Currently Under a Bankruptcy? 4. Have You or Any Person Who Will Be Occupying the Apt. Ever Been Convicted, Charged, Arrested, Indicted, Plead Guilty or No Contest, or Received Deferred Adjudication or Probation to (A) Any Felony? Or (B) Any Misdemeanor Involving a Sexual Offense, Stalking, Illegal Use or Possession of Weapons, Assault, Battery, Theft, Fraud, Bad Checks, Criminal Damage to Property, Trespass, Vandalism, Illegal Possession or Sale of Drugs? 5. Have You or Any Person Who Will Be Occupying the Apt. Ever Been Asked to Move Because of an alleged lease violation of any kind? 6. Have You Ever Lived in This Apartment Community Before? 7. Are You Unemployed? 8. Do you have a legal right to be in the United States? I have fully and truthfully answered Questions 1-8 above. Applicant's Initials: Provide Additional Information Here to Explain the Answers to Questions 1-8 above:

**11. APPLICANT'S CONTRACT AND UNDERSTANDING REGARDING SUBMISSION OF THIS APPLICATION**

**False or Misleading Information.** The failure to fill out all sections of this form may result in the denial of your application. Providing false or misleading information could result in denial of your rental application or termination of your rental contract. It is our policy to disapprove the application of any person who could represent a threat to the health, safety, and welfare of the other residents, occupants, visitors, and staff of the apartment community. Inappropriate or abusive conduct during the application process by the applicant or those desiring to rent an apartment will result in denial of the rental application.

**Equal Housing Opportunity Policy.** It is Management's policy to provide housing for all applicants without regard to race, color, religion, national origin, sex, familial status, or disability. Management and the owner of this apartment community are Equal Housing Opportunity providers. It is also Management's policy to provide or allow reasonable accommodations and modifications to our rental policies and apartment community to persons with demonstrated disabilities. If applicable, the applicant or resident must provide sufficient information about the need for any such accommodation or modification and allow Management sufficient time to review and approve the same. Because the property already meets all accessibility requirements, the cost of most modifications will be the responsibility of the applicant or resident. Applicant or resident agrees to provide or supplement information regarding any such requests for accommodations or modifications promptly in writing upon management's request.

**Good Faith Deposit.** Applicant understands and agrees that the Good Faith Deposit and other Deposits or Non-Refundable fees paid will be returned if applicant is not accepted as a resident. Applicant will have \_\_\_\_\_ hours after submitting this application to withdraw the application and receive a full refund of the Good Faith Deposit. The notice of withdrawal must be in writing. **The application fees, however, are non-refundable.** If Applicant does not withdraw the application within the time specified above and Applicant is approved for occupancy, the Applicant agrees to sign a rental contract and take possession of an apartment. **If the Applicant does not withdraw the application by written notice within the time specified above and is approved for occupancy but fails or refuses to sign a rental contract and take possession of the apartment on or before the anticipated move-in date (above), the Good Faith Deposit and other deposits or non-refundable fees shall be retained by Management as liquidated damages. If the number of hours to withdraw the application is not specified above, Applicant will only have 24 hours to withdraw the application and receive a refund of the good faith deposit and other deposits and non-refundable fees.** Applicant acknowledges that the Good Faith Deposit is not a security deposit; however, upon signing a rental contract, the Good Faith Deposit will be applied toward any Security Deposit or Non-Refundable Fees specified in the Rental Contract. In the event Applicant defaults under the terms of this Application, Applicant acknowledges that Management shall keep the Good Faith Deposit and other deposits and non-refundable fees as liquidated damages which are compensation for holding the apartment off the market. Applicant agrees that the amount of lost rent in holding the apartment off the market is unknown and that this provision is intended as a good faith estimate of Management's damages in the event of Applicant's default. The Good Faith Deposit does not constitute a security deposit.

**Rental Qualification Criteria.** Applicant understands and agrees that the rental application will be reviewed using business judgment, decisional criteria, a point scoring system, or a combination of those systems. In order to qualify for housing, the applicant must have good rental, credit, and criminal background histories. Applicant must demonstrate the financial ability to afford the apartment under Management's rental qualification criteria. A co-signor or guarantor is not a substitute for unacceptable rental, credit, or criminal background histories. Poor rental history because of disapproval of co-signor's, roommate's, or guarantor's application or because of a prior history of late payments, lease violations, failure to give proper notice, or damages exceeding normal wear and tear may result in denial of the applicant's rental application. However, the lack of a rental history may not necessarily result in a denial of the application. While co-applicants (either as spouses or roommates), co-signors, and guarantors may be allowed in order to meet the rental qualifications, each of those persons must meet the rental qualification criteria applicable to his or her particular rental application circumstances. Applicant must demonstrate a certain earning level or source of income, savings or assets sufficient to insure the ability of the applicant to pay the monthly rent and living expenses, taking into account any revolving, recurring, or monthly debt from credit cards and loans. Self employed applicants may need to provide income tax returns and other business financial records (such as income and expense statements, asset statements, and personal net worth statements). Self employed persons and corporate renters may be required to pay an additional application fee to obtain Dunn and Bradstreet credit reports on themselves or their companies and submit income tax returns. Unemployed or retired applicants may need to provide additional financial documentation of ability to pay rent.

**Availability of Apartment Desired or Requested.** At the time of this Application, applicant has expressed interest in a particular floor plan or type of apartment and may have requested occupancy of a specific apartment which was shown and listed as the desired unit and occupancy date above. Management cannot guarantee that the particular unit desired will be available on the date requested by the applicant as there are many variables which could result in delay or unavailability of the apartment unit. Applicant agrees to take occupancy of a comparable apartment offered by Management that reasonably matches the applicant's desired floor plan and move-in date. Applicant understands that Management may not be able to provide the desired apartment, floor plan, or move-in date if applicant changes his or her planned or expected move-in date. Unavailability of the desired apartment on the desired date does not relieve applicant from his or her contractual obligations under this contract.

**Applicant's Rental Decision.** Applicant has either asked about or review the Apartment Rental Contract and Addenda he or she is expected to sign upon approval of this application. Applicant agrees that he or she has fully questioned Management regarding any important information about rental of an apartment at this community. Applicant is satisfied with the responses to his or her questions and is fully informed as to all information needed to make his or her decision to apply for an apartment. Applicant understands that not all apartments in the community have line of sight to receive satellite communications and that Management cannot guarantee high speed internet access. Applicant understands that there are limitations on the number of persons who may occupy an apartment unit, usually expressed as the HUD approved standard which allows Management to limit occupancy to no more than two persons per bedroom or sleeping space. Applicant understands and agrees that he or she must pay for all utilities and services supplied to the apartment, including, but not limited to, water and waste water; sanitation; pest control; electricity; natural gas; cable; phone and other telecommunication services. Applicant is aware that any rental concessions offered may be available only for limited times and that Applicant must comply with all conditions required to receive the concession without having to be responsible for reimbursing Management for the rental value of the concession. Such conditions include fully completing the expected term of the contract without defaulting under the lease and without using any early termination provision. Applicant has had the opportunity to ask questions about the existence of crime in the apartment community and fully understands that Management and the Owner of the apartment community do not provide security or security devices which are intended to detect, deter, or report crimes committed. Applicant understands and agrees that there are limitations on the size, number, and type of motor vehicles or other transportation, boats, trailers, and equipment which may be used or stored on the apartment property. Only authorized motor vehicles may be used or parked on the property. In general no apartment may have more than two automobiles per apartment unit; however, applicant has specifically inquired about and understands the content of parking rules and regulations he or she will be expected to sign if approved for occupancy. Applicant fully understands that any false or misleading information provided to Management during the rental application process could lead to termination or eviction from the apartment community at a later date after taking occupancy once Management learns that the information provided was false, misleading, or inaccurate. The specification of a particular apartment as the one desired by applicant does not constitute a representation or promise by Management that the apartment specified will in fact be available on the desired date. Management may notify applicant either verbally or in writing once the application has been approved. After applicant has been approved or after Management has notified applicant that an apartment is ready for occupancy, applicant must promptly sign a lease and take occupancy of the apartment in order to avoid losing the good faith deposit and non-refundable fees.

**WARNING: YOU ONLY HAVE A LIMITED TIME TO CHANGE YOUR MIND IN WRITING ABOUT APPLYING FOR AN APARTMENT. YOU CAN LOSE YOUR GOOD FAITH DEPOSIT AND OTHER NON-REFUNDABLE FEES IF YOUR APPLICATION IS APPROVED AND YOU FAIL TO SIGN A LEASE OR TAKE OCCUPANCY OF THE APARTMENT.**

**APPLICANT CERTIFIES THAT HE OR SHE HAS FULLY AND TRUTHFULLY ANSWERED ALL QUESTIONS ASKED AND VERIFIED THE ACCURACY OF ALL INFORMATION PRESENTED AND AUTHORIZES VERIFICATION OF ALL INFORMATION PROVIDED.**

**Authorization for Management to Verify Rental Application and Obtain Credit Report.** The above information is complete and correct. I understand that Management will rely on the information provided in making a decision to accept, conditionally accept, or deny my rental application. Applicant authorizes Management and its agents to verify the information provided by obtaining my credit file, rental history, employment information, and criminal records and contacting my current and former employers and landlords. Applicant releases Management and any third parties who provide information to verify this application from all liability, claims, and lawsuits with regard to the information obtained, regardless of the source. Applicant agrees to indemnify and hold harmless Management, its agents, current or prior landlord, current or prior employer, and all other persons whomsoever who provide information, regardless of whether the information provided is negative.

**Authorization to Obtain Credit Report and Other Information in Connection with Collection of a Debt.** Applicant agrees that management or any collector retained by management is expressly authorized at any time to obtain a consumer report (credit report) on applicant and to obtain information on applicant's location and employment in connection with the collection of any amounts or damages claimed due from applicant as a resident under any rental contract with management. Any employers, banks, landlords, businesses, consumer reporting agencies, or other third parties are entitled to rely on the undersigned's authorization and cooperate in providing the requested information to assist in collection of any debt owed by applicant as a resident under any rental contract. Applicant authorizes any notices or demands for payment to be mailed to applicant in care of contact persons named in Section 6 above.

**Know Your Neighbors:** Certain individuals convicted of certain sex-related crimes are required to register their name and current address on an index maintained by the state or county in which they reside. You may access that index in order to determine whether any such individuals live in proximity to a certain location. The public may access the Internet to view all sex offenders registered in Georgia. The Statewide Sex Offender Registry can be obtained through the Internet at [www.ganet.org/gbi/disclaim.html](http://www.ganet.org/gbi/disclaim.html). The public may also contact the local Sheriff to view a list of the sex offenders listed in their county.

Application Completed by Applicant on: **Applicant's Signature:** \_\_\_\_\_

Date: \_\_\_\_\_ Print Applicant's Full Name: \_\_\_\_\_

Date and Time Application Received by Management: \_\_\_\_\_

**FOR MANAGEMENT USE ONLY**

**EMPLOYMENT VERIFICATION - Date Checked:**

EMPLOYER'S NAME	STARTING & ENDING DATES	SALARY	APPLICANT'S JOB TITLE	NO. OF HOURS PER WEEK		NAME, PHONE & TITLE OF PERSON PROVIDING INFORMATION	BY
1. CURRENT:							
2. PREVIOUS:							

**RESIDENTIAL HISTORY VERIFICATION - Date Checked:**

RESIDENCE ADDRESS	RENT AMOUNT	START & END OF LEASE	LEASE VIOLATIONS	WAS NOTICE GIVEN?	NO. OF TIMES LATE OR WARRANTS	NAME, PHONE & TITLE OF PERSON PROVIDING INFORMATION	BY
1. CURRENT:							
2. PREVIOUS:							

**ADDITIONAL SOURCES OF INCOME OR MONEY - DATE CHECKED:**

TYPE:	SOURCE:	AMOUNT	IS IT CONSISTENT?	NAME, PHONE & TITLE OF PERSON PROVIDING INFORMATION	BY

**CREDIT VERIFICATION - DATE CHECKED:**

HOW WAS APPLICANT'S CREDIT CHECKED?  BY APT. STAFF  BY OUTSIDE SCREENING AGENCY  
 NAME OF SCREENING AGENCY: \_\_\_\_\_ DATE OF CREDIT CHECK OR SCREENING: \_\_\_\_\_  
 WAS POINT SCORING SYSTEM USED?  YES  NO IF "YES," WHAT WAS THE SCORE? \_\_\_\_\_  
 WHAT RECOMMENDATION WAS MADE BY SCREENING AGENCY?  ACCEPT  ACCEPT WITH ADDITIONAL SECURITY  DECLINE  
 IF ONLY CREDIT REPORT WAS USED, WAS CREDIT SATISFACTORY?  YES  NO IF "NO," EXPLAIN WHY: \_\_\_\_\_  
 ARE THERE ANY DISCREPANCIES IN THE INFORMATION PROVIDED BY APPLICANT AND THE CREDIT REPORT?  YES  NO IF "YES," WHAT WERE THEY?  
 [SOCIAL SECURITY NO. DID NOT MATCH, PREVIOUS ADDRESSES DIFFERED, ETC.] DESCRIBE DISCREPANCIES: \_\_\_\_\_

**BANK ACCOUNT VERIFICATION - DATE CHECKED:**

TYPE OF ACCOUNT:	ACCOUNT NO.	AVERAGE BALANCE IN ACCOUNT	NAME, PHONE & TITLE OF PERSON PROVIDING INFORMATION	BY

**SUMMARY AND MANAGER'S DECISION**

APPLICANT'S INCOME \_\_\_\_\_ APARTMENT RENT AT TIME OF MOVE-IN \$ \_\_\_\_\_  
 OTHER VERIFIED INCOME \_\_\_\_\_ Does Applicant Meet Qualifying Standards?  YES  YES, WITH CONDITION  NO  
 TOTAL VERIFIED INCOME \_\_\_\_\_ APPLICATION:  APPROVED  APPROVED WITH CONDITIONS  DISAPPROVED  
 COMMENTS: \_\_\_\_\_  
 BY: \_\_\_\_\_ COMMUNITY MANAGER'S SIGNATURE DATE OF MANAGER'S SIGNATURE \_\_\_\_\_

**CHECKLIST**

- Government Issued Photo Identification of Applicant. Verified by: \_\_\_\_\_ on Date: \_\_\_\_\_ Type of ID Presented: \_\_\_\_\_
- Citizenship or Visa Identification to Determine Applicant's Eligibility to Live in the U.S. [OPTIONAL]  
 Verified by: \_\_\_\_\_ on Date: \_\_\_\_\_ Type of ID Presented: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 If Applicant is in the U.S. based on a Visa issued by the INS, Place of Entry Into U.S. \_\_\_\_\_  
 Visa Purpose and Type: \_\_\_\_\_  
 Name, Address and Phone of Persons, Universities, or Businesses Contacted to Verify Visa Information: \_\_\_\_\_
- Names of Leasing Consultant or Others Who Assisted Applicant: \_\_\_\_\_
- Date on Which Apartment Community Was Seen or Visited by Applicant: Date: \_\_\_\_\_
- Date and Time on Which Applicant Submitted a Signed and Completed Application: Date: \_\_\_\_\_ Time: \_\_\_\_\_
- Date on Which Credit Report Was Pulled or Credit Was Checked by Outside Screening Agency: Date: \_\_\_\_\_
- Name of Resident Screening Agency: \_\_\_\_\_
- How and When Was Applicant Notified of Result of Application Processing? Date: \_\_\_\_\_ Method of Notification: \_\_\_\_\_
- Who Notified Applicant of Results? \_\_\_\_\_
- Steps in Application Verification Process:
  - Employment or Other Sources of Income
  - Rental or Home Owner History
  - Credit History
  - Driver's License or Government Photo ID
  - Valid Government ID demonstrating Eligibility to Live in U.S.
  - Checking and Savings Account Information from Bank
  - Criminal Background Check
  - Prior Evictions
- Does Applicant Meet "Standard" Earnings Rental Qualification Criteria?
 

Monthly Rental Rate	\$	_____
Multiply Rent Times 3	x	_____ 3
Amount of Gross Earnings Required Without Considering Monthly Debt	\$	_____
If Applicable, Add Any Recurring Monthly Debt* [SEE NOTE]	\$	_____
Amount of Gross Earnings Required Taking into Account Monthly Debt	\$	_____

If Applicant was declined or required to pay a higher security deposit, was an adverse decision letter sent? Date sent: \_\_\_\_\_ By: \_\_\_\_\_  
 \*[Note: If applicable, Monthly Debt includes car loans, bank loans, and minimum credit card payments.]

