

RENTAL APPLICATION



Note: Anyone over the age of 18 is required to have a background check.

	Name			Date of Birth	SSN/Passport ID #	List States Resided In (as an adult)
	(Last)	(First)	(Middle)			
Applicant						
Co-Applicant						
Minor (Child 0-17 years)						
Minor (Child 0-17 years)						
Minor (Child 0-17 years)						
Minor (Child 0-17 years)						

RENTAL & MORTGAGE HISTORY: Please provide us with the last two years or the last two places where a monthly payment was made.

Most Recent Address:

Street	Apt No.	City, County & State	Zip	Dates of Residency
--------	---------	----------------------	-----	--------------------

Name of Apartment Community or Mortgage Co.	Phone Number to verify	Amt of Rent/Mortgage
Reason for Leaving:		

Previous Address:

Street	Apt No.	City, County & State	Zip	Dates of Residency
--------	---------	----------------------	-----	--------------------

Name of Apartment Community or Mortgage Co.	Phone Number to verify	Amt of Rent/Mortgage
Reason for Leaving:		

Current Address (if different than Most Recent Address above):

Street	Apt No.	City, County & State	Zip	Contact Phone #
--------	---------	----------------------	-----	-----------------

HOW DID YOU HEAR ABOUT US: (Please help us keep track of our marketing efforts.)

EMPLOYMENT INFORMATION:

	Employment Name	Position	Dates	Supervisor	Phone	Address
Applicant Current Employer						
Applicant Previous Employer						
Co-Applicant Current Employer						
Co-Applicant Previous Employer						

INCOME INFORMATION: 30 days of paystubs or applicable financial documentation need to be provided.

Current monthly pay (Applicant) \$ _____ per month or \$ _____ per hour. Attached Copies

Current monthly pay (Co-Applicant) \$ _____ per month or \$ _____ per hour. Attached Copies

PERSONAL REFERENCES/EMERGENCY CONTACTS:

1) Nearest Relative _____ Phone no. (____) _____
 Address _____ Relationship? _____

2) Friend or Relative _____ Phone no. (____) _____
 Address _____ Relationship? _____

VEHICLES:

	Year	Make	Model	Color	License No.	State of Issuance
Applicant						
Co-Applicant						

IDENTIFICATION: A copy of Driver's License will be taken and made part of your file.

Applicant Driver's License Number _____ State of Issuance _____

Address Listed on Driver's License _____

Co-Applicant Driver's License Number _____ State of Issuance _____

Address Listed on Driver's License _____

RENTER'S INSURANCE: Your personal belongings are not covered by the owner's insurance policy.

Do you have Renter's Insurance? Y / N Renter's Insurance information provided.



CREDIT REFERENCES: Please answer the following questions.

Y / N Have you ever been evicted from a place of rental?

Y / N Do you owe any unpaid rent?

Y / N Have you ever violated a lease, rental agreement or regulations at a former place of rent?

Y / N Have you ever been charged with misuse or abuse to any rental property?

Y / N Are you currently facing prosecution for any felony or misdemeanor?

If so, please explain. _____

Y / N Are you a registered sex offender or under consideration for registration as a sexual offender?

Y / N Have you been convicted, pleaded guilty or nolo contendere (no contest), received a deferred sentence, deferred prosecution, diversion, continued adjudication, or continued petition of any felony or misdemeanor?

If so, please explain. _____

BROKER'S DISCLOSURE:

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE. VINTAGE COMMUNITIES/WIDEFIELD APARTMENTS IS AN AGENCY OF THE OWNER/LANDLORD, AND IS NOT AN AGENT FOR THE APPLICANT/TENANT. Please do not tell us any information that you do not wish to be shared with Owner/Landlord. You are not vicariously liable (legally responsible) for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, familial status, or disability. I have read and understand the above. _____ (Initials)

I, _____ (henceforth referred to as the Applicant), understand the following:

- That I am depositing herewith the sum of **\$300.00** (Deposit) which is acknowledged as a **holding fee** to be retained by Owner/Landlord to hold the designated apartment off the market. Upon move-in the holding fee will be applied toward the non-interest bearing security deposit.
- I understand there is a one-time non-refundable application fee **\$32.00** (Application Fee) per Applicant to process the application and a one-time non-refundable administration fee of **\$N/A** (Administrative Fee) for the preparation of this application and related lease documentation.
- Acceptance of this application is not binding on Management until this application is approved.
- The application must be signed by applicant before processing.
- Applicant may withdraw this application within 24 hours of its submission and all monies paid except the Application Fee, shall be refunded.
- In the event the application is approved or approved with conditions and/or the Applicant fails or refuses FOR ANY REASON to occupy the said residence the holding fee will be forfeited. Any holding fee paid will be forfeit as said residence was held off the market in good faith that the applicant was moving in.
- Provided further, that in the event the application is disapproved, this holding fee will be returned to the Applicant.
- It is further understood that one full month's rent or pro-rated rent (depending on move-in date) and the full security deposit are required prior to occupancy.
- I hereby give this COMPANY permission to obtain, at anytime during my occupancy, a credit report, personal/criminal background checks, employment and resident history reports concerning myself and my co-Applicant, if applicable, for its use in on-going evaluation of my application for residency.
- It is my responsibility to verify the status of this application before move-in.
- I certify that all information provided herein is accurate and truthful to my knowledge. If during the application process, it is deemed or discovered to be inaccurate the application will result in a denial based on falsified information.
- If this application does not pass with an "Accept" rating, an additional security deposit and/or qualified co-signer will be required.

Applicant Signature

Date

Co-Applicant Signature

Date

WIDEFIELD APARTMENTS STATEMENT OF RENTAL POLICY

Updated: 08/02/2019

Equal Housing: We are an equal housing provider. We fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.

Apartment Availability Policy: Apartments become available when they are ready to rent. A vacant apartment will not be deemed available until it has been cleaned, repainted, and prepared for a new resident. We update our list of available apartments as each apartment becomes available. An apartment that was unavailable in the morning may become available later that same day.

Occupancy Guidelines: To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in an apartment. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two persons per bedroom.

Rental Criteria: To qualify for an apartment at Widefield Apartments, you MUST meet the following criteria:

- Income** - Your monthly income must be at least 2.5 times the monthly rent. We will include all sources of income (wages, child support, housing assistance, social security, etc.) that are verifiable. Wages received from unemployment, TANF, student loans, etc. are considered temporary income and will not be considered. If you are unemployed, a short term lease option might be available if paid in full with proof of a verifiable source of income required prior to renewing a lease.
- Rental History** - Your current and previous rental history must show that you paid your rent in a timely manner in accordance with your lease agreement. You cannot have an outstanding balance due to a landlord/ apartment community to include but not limited to any foreclosures. If you have an eviction within the last seven (7) years, we will not be able to approve your application. If you were evicted prior to the last seven (7) years, you must have established good rental history in the last seven (7) years. You must give proper notice to vacate to your current landlord.
- Credit History** - Your credit history must show at least 50% positive credit with no outstanding balances due to previous landlords. An additional deposit maybe requested if credit is only 50% positive. If you have filed bankruptcy, any credit established subsequent to the bankruptcy must be positive.
- Criminal History** - Any criminal convictions will automatically require your file to be sent to our corporate office for review and subsequent approval/ denial. Felonies within the last five [5] years will be an automatic denial regarding any criminal conviction record or deferred judgment relating to certain criminal offenses involving methamphetamine, any offense that required applicant to register as a sex offender, any offense that is classified as a homicide, or stalking.
- Age Requirements** - All lease signers must be at least eighteen (18) years of age to lease an apartment at this community.
- Application Process** - You must submit an application and provide all pertinent information requested on the form. You must pay the nonrefundable application fee of \$32.00 per applicant and \$300.00 holding fee in the form of a money order or other certified funds and acknowledge that you have done so with the submission of this application by signing below. **We don't accept cash!** Upon receipt of the application and application fee, we will process a credit and criminal check. We will then call to verify employment and rental history. Upon receipt of all requested information, we will determine if you meet our rental criteria. If you meet our criteria, we will approve your application. This process takes one to four days (depending upon the speed with which all requested information is returned to us). We will rent available apartments to applicants in the order that their application is approved and security deposit is paid in full. If applicant cancels after approval is given, any security deposits will be forfeit as an apartment was held off the market in good faith that the applicant was moving in. If during the application process it is deemed or discovered that the application was falsified, this will result in a denial.
- Pet Policy** - The only pets we allow at Widefield Apartments are caged animals such as fish or hamsters. Prior to housing ANY animal (even if it fits in these categories) you MUST receive written authorization from the property manager.

Applicant's signature _____

Date _____

Co-Applicant's signature _____

Date _____

RENTAL VERIFICATION

Email back to: Widefield Apartments | leasing@vintagedev.com

APPLICANT:

Name

Street Address, City, State, Zip Code

Phone Number

RENTAL:

Company/Community Name

Contact Person, Title

Contact Phone Number

Monthly Rent Amount: \$ _____

Lease Dates: _____ to _____

Application is made with the understanding that it is subject to acceptance by the Owner. Applicants claim the information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of income and financial information from our employer and financial references for purposes of income, tenancy, and asset verification related to my/our application for tenancy.

Applicant

Date

RENTAL VERIFICATION

Email back to: Widefield Apartments | leasing@vintagedev.com

APPLICANT:

Name

Street Address, City, State, Zip Code

Phone Number

RENTAL:

Company/Community Name

Contact Person, Title

Contact Phone Number

Monthly Rent Amount: \$ _____

Lease Dates: _____ to _____

Application is made with the understanding that it is subject to acceptance by the Owner. Applicants claim the information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of income and financial information from our employer and financial references for purposes of income, tenancy, and asset verification related to my/our application for tenancy.

Applicant

Date

EMPLOYMENT VERIFICATION

Email back to: Widefield Apartments | leasing@vintagedev.com

APPLICANT:

Name

Current Street Address

City, State, Zip Code

Phone Number

EMPLOYER:

Company Name

Contact Person, Position

Contact Phone Number

Application is made with the understanding that it is subject to acceptance by the Owner. Applicants claim the information provided above is true and complete to the best of my/our knowledge and belief. I/We consent to the disclosure of income and financial information from my/our employer and financial references for purposes of income, tenancy, and asset verification related to my/our application for tenancy.

Applicant

Date