

APPLICATION FOR OCCUPANCY
(PLEASE PRINT PLAINLY AND FILL IN
ALL BLANK SPACES COMPLETELY)
EACH CO-RESIDENT MUST SUBMIT SEPARATE APPLICATIONS

Expected Move-in date: _____

Apartment Number: _____ **Rent Amount per Month:** _____

* **Applicant:** _____

* **Date of Birth:** _____ Male Female

* **Social Security Number:** _____

Your Driver's License Number: _____ state _____

* **Marital Status:** Married Single

Spouse Name: _____

Social Security Number: _____

Spouse Date of Birth _____

Your Driver's License Number: _____ state _____

of persons occupying the apt: _____ adult/ _____ child

OTHER RESIDENTS LIVING WITH YOU

NAME: _____ Date of Birth: _____
Relationship: _____

NAME: _____ Date of Birth: _____
Relationship: _____

Pet Description: _____ Weight: _____ Photo Required

RESIDENCE HISTORY FOR LAST TWO YEARS

*** PRESENT ADDRESS**

Present Address:

City **State** **Zip Code**

Your Phone #: _____ **How Long:** _____

Your email address: _____

Landlord/ Mortgage Holder Phone Number: _____

Amount of Rent/Mortgage: \$ _____

PREVIOUS ADDRESS IF LESS THAN 2 YEARS

City **State** **Zip Code**

Your Phone #: _____ **How Long:** _____

Landlord/ Mortgage Holder Phone Number: _____

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EMPLOYMENT FOR PAST YEAR

*** PRESENT EMPLOYER**

Employer's Name: _____

Work Phone #: _____ How Long: _____

Address: _____

Supervisors Name: _____

Monthly Gross Income: \$ _____ Title: _____

PRESENT EMPLOYER (Spouse or Co-Applicant)

Employer's Name: _____

Work Phone #: _____ How Long: _____

Address: _____

Supervisors Name: _____

Monthly Gross Income: \$ _____ Title: _____

Your Vehicle Make/Model: _____

Your License Plate Number: _____

Have you ever:

Filed for Bankruptcy? _____ No _____ Yes

Been Evicted For Non-Payment of Rent or Other Violations? _____ No _____ Yes

Been convicted of a Felony or have an arrest record or misdemeanor? _____ No _____ Yes If yes, please explain _____

Emergency Contact Information:

Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

Address: _____

I do hereby give permission for Eagles Point Apartments and its representatives to obtain criminal, financial, credit, employment, and residential history about me from any sources necessary. I do hereby release and hold harmless any person(s) or organizations harmless for the true and accurate information that they release. I also do understand the required information that is needed in order for Eagles Point Apartments to approve my rental application must be provided within 72 hours or my application is subject to cancellation. I understand that if I fail to help provide this information or provide false or misleading information, I will forfeit any fees and holding deposits I have given to Eagles Point Apartments. Application fees are not refundable for any reason. I understand that I have 72 hours in which to cancel my application and receive a full refund of my holding deposit, unless application has been approved and applicants notified. If I cancel my rental application for any reason other than additional deposit or rejection, after this 72 hour time period, I understand and agree that I will forfeit my holding deposit.

Applicant

Applicant

Date

Application Received By: _____

Date: _____

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I, _____ am making this Application voluntarily for the purpose of obtaining an apartment at Eagles Point Apartments. I hereby authorize and consent to allow Eagles Point Apartments, Owner, and their respective employees and agents to obtain and verify the consumer report and other information provided by me in this Application through consumer reporting agencies, tenant screening service companies, banks, employer's and other persons or entities with information relating to this Application.

I also authorize all above mentioned parties to provide the information contained in this Application to Eagles Point Apartments for the purpose of verifying my rental application with them. I understand that if I lease this apartment, Eagles Point shall have a continuing right to review my consumer information, criminal history, payment history, occupancy history and other information in this Application for purposes related to my Lease and/or for account review both during and after the term of my Lease.

I hereby release and hold harmless Eagles Point Apartment and all of their respective officers, employees and agents, from any and all liability, legal proceedings and costs, including attorney's fees, arising out of the verification and/or use of the information contained in this Application, including the release of such information to other parties.

I warrant that, to the best of my knowledge, all of the information provided in this Application (including but not limited to the statement of my financial condition) is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my Application or termination of my Lease with Owner. I agree to notify Eagles Point if any of the information provided in this Application changes during the Application process or during my tenancy. I also understand that Eagles Point will retain this Application, along with any other information provided by me, whether or not this Application is approved. **I understand that if any information provided is found to be false, the deposit will be held to offset the holding of the apartment during the application period.**

A non-refundable Application Screening Fee of \$65 per person or \$85 for a married couple is required from each Applicant to process this Application and to check the information provided. A separate Application to Rent must be signed by each Applicant who will occupy the apartment before this Application will be considered by Eagles Point Apartments.

Agent for owner

Applicant

Date

Applicant

PET POLICIES

The following pet policies are in place:

- We have a \$200 pet fee for pets weighing less than 40 lbs and a \$300 pet fee for those weighing more than 40 lbs, with a 2 pet maximum per apartment + \$20 per month per pet.
- A photo of the pet must be provided on or before lease signing.
- We have a breed restriction for dogs: no Rottweilers, Dobermans, or Pit Bulls are authorized and we reserve the right to deny other breeds. All dogs must be approved prior to move in. A pet interview will be required for all mixed breed dogs.
- No outside pets will be permitted. All pets, either cat or dog, must be on a leash or lead at all times when outside the apartment.
- We may request at any time during your lease for documentation regarding inoculations and licensing of your pet.
- All fecal matter must be picked up. Failure to do so will result in fines.
- We do not allow visiting pets. If a pet is brought onto the property, you will be charged a pet fee.
- You may not move onto new carpet and have or obtain a pet during your lease agreement.

By signing you agree that you will adhere to all of these policies. Failure to do so will result in negative action taken or possible eviction.

Resident

Resident

Resident

Resident

Agent for Owner

Date

STATEMENT OF RENTAL POLICY

All applications for rental at Eagles Point Apartments will be reviewed for approval by using the following rental qualifications:

- Every application for a rental shall be subject to favorable credit from a national credit bureau and public record search.
- Rental history of at least one (1) year will be required. Family members and friends will be excluded as verifiable rental history. If you have ever been evicted or sued for any lease violation, we will reject your application.
 - Two or more late payments within a twelve (12) month period will be declined.
 - Collections on your credit from an apartment community will result in automatic denial, unless you are on a verifiable payment plan or the balance is paid in full.
- Applicants must have a verifiable monthly income of three (3) times the rental amount of the apartment rent plus all monthly bill/debts. One recent copy of a pay-stub and/or an employment verification sheet will be required as proof of income.
- If the applicant is a full-time student, an immediate relative as a co-signer will be acceptable. We will accept student loans as income.
- A criminal background check will be run on all addresses for the past 2 years. The application will be rejected for any of the following criminal related reasons, which have occurred within the ten (10) years prior to the application date.
 - Felony conviction.
 - Misdemeanor conviction involving crimes against persons or property.
 - Any illegal drug related conviction.
 - Any prostitution related conviction.
 - Any sex related conviction.
 - Any terrorist related conviction.
 - Any cruelty to animals related conviction.
- Occupancy Standards are as follows:
 - Two (2) persons per one bedroom apartment.
 - Four (4) persons per two bedroom apartment.
 - Six (6) persons per three bedroom apartment.
- The application fee is \$65 per person or \$85 for a married couple. The co-signer or guarantor must pay a \$30 application fee. All application fees are non-refundable.
- Applicants will be subject to a \$300 deposit, \$200 is a non-refundable redecorating fee.

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- A \$200 non-refundable pet fee + \$20 monthly will be charged at move-in for pets less than 40lb., \$300 non-refundable pet fee + \$20 monthly for pets over 40 lbs. No aggressive breeds. No weight limit

If an application does not meet all of the above criteria, you may be able to qualify for an apartment with a co-signer or additional security deposit. We are an equal housing opportunity provider. This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

If your application is found to have been falsified in any way it will result in the forfeiture of deposit and holding fees.

I certify that I have read the above policy and understand that if I do not meet these qualifications, my application may be denied.

Applicant

Date

Applicant

Date