

PARKWOOD APARTMENTS
RESIDENTIAL RENTAL APPLICATION

Applicant # 1 Information

Name (Last, First, MI): _____

Day Phone: _____ - _____ - _____ Evening Phone: _____ - _____ - _____ Cell Phone: _____ - _____ - _____

Current Address: _____
Street City State Zip

Date of Birth: _____ Driver's License # _____ Soc Sec #: _____

How long have you lived at this address: _____ Reason for Leaving? _____

Landlord's Name: _____ Phone #: _____ - _____ - _____ Monthly Payment: \$ _____

Employment Information:- Status: Full Time _____ Part Time _____ Student _____ Retired _____ Not Employed _____

Current or most recent Employer: _____ Supervisor Name: _____

Employer Address: _____ Phone: _____ - _____ - _____

Dates of Employment: From: _____ To: _____ Position: _____

Gross Monthly wages: \$ _____

If you have other sources of Income you would like us to consider, please list income, source and person (banker, employer, etc) who we may contact to confirm. Amount per month: \$ _____

Source: _____ Contact Person: _____ Phone: _____ - _____ - _____

Primary Bank / Credit Union Name: _____

Checking Account #: _____ Savings Account #: _____

Total Number of Vehicles (Including company vehicles and motorcycles): _____

Make/Model: _____ Year: _____ Color: _____ License Plate #: _____

Make/Model: _____ Year: _____ Color: _____ License Plate #: _____

In case of personal emergency, notify: _____ Relationship: _____

Full Address: _____
Street City State Zip

Day Phone: _____ - _____ - _____ Evening Phone: _____ - _____ - _____ Cell Phone: _____ - _____ - _____

Applicant # 2 Information

Name (Last, First, MI): _____

Day Phone: _____ - _____ - _____

Evening Phone: _____ - _____ - _____

Cell Phone: _____ - _____ - _____

Current Address: _____
Street City State Zip

Date of Birth: _____ Driver's License # _____ Soc Sec #: _____

How long have you lived at this address: _____ Reason for Leaving? _____

Landlord's Name: _____ Phone #: _____ - _____ - _____ Monthly Payment: \$ _____

Employment Information:- Status: Full Time _____ Part Time _____ Student _____ Retired _____ Not Employed _____

Current or most recent Employer: _____ Supervisor Name: _____

Employer Address: _____ Phone: _____ - _____ - _____

Dates of Employment: From: _____ To: _____ Position: _____

Gross Monthly wages: \$ _____

If you have other sources of Income you would like to us to consider, please list income, source and person (banker, employer, etc) who we may contact to confirm. Amount per month: \$ _____

Source: _____ Contact Person: _____ Phone: _____ - _____ - _____

Primary Bank / Credit Union Name: _____

Checking Account #: _____ Savings Account #: _____

Total Number of Vehicles (Including company vehicles and motorcycles): _____

Make/Model: _____ Year: _____ Color: _____ License Plate #: _____

Make/Model: _____ Year: _____ Color: _____ License Plate #: _____

In case of personal emergency, notify: _____ Relationship: _____

Full Address: _____
Street City State Zip

Day Phone: _____ - _____ - _____

Evening Phone: _____ - _____ - _____

Cell Phone: _____ - _____ - _____

Day Phone: _____ - _____ - _____

Evening Phone: _____ - _____ - _____

Cell Phone: _____ - _____ - _____

Total Number of Occupants

Names of Occupants:

_____	_____	_____	_____
Last	First	Soc. Sec. #	Date of Birth
_____	_____	_____	_____
Last	First	Soc. Sec. #	Date of Birth
_____	_____	_____	_____
Last	First	Soc. Sec. #	Date of Birth
_____	_____	_____	_____
Last	First	Soc. Sec. #	Date of Birth

How many bedrooms will you need? _____

Do you have any Pets? Yes _____ No _____ If yes, how many? _____ What kind? _____

PLEASE TELL US ABOUT YOUR BACKGROUND

Have you ever been evicted from a rental residency?	YES _____	NO _____
Have you had 3 or more late rental payments in the last year?	YES _____	NO _____
Have you declared bankruptcy in the past (7) years?	YES _____	NO _____
Have you ever been convicted or pled guilty or "no contest" to a felony?	YES _____	NO _____
Have you ever been convicted or pled guilty or "no contest" to a sexual offense?	YES _____	NO _____
Are you required to register as a sexual offender?	YES _____	NO _____

The Civil Rights Act of 1968 as amended by the Fair Housing Amendment Act of 1988 prohibits discrimination in rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency which administers compliance with this law is the U.S. Department of Housing and Urban Development.

I/We certify that answers given herein are true and complete to the best of my/our knowledge. I/we authorize PARKWOOD APARTMENTS or it's assigned agents to verify all statements contained in this application, including but not limited to employment, rental history, credit history, and or criminal background. I/we understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above. I/we understand that a copy of this form will serve as authorization to obtain verification of the above statements.

_____	_____
Applicant Signature	Date
_____	_____
Applicant Signature	Date

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any member of the resident's household or guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance or marijuana at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or guest or another person under the resident's control shall not engage in any illegal activity including prostitution, criminal street gang activity, threatening, intimidating or stalking, assault, the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATIONS OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by substantial evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Owner/Manager Signature _____ Date _____

PARKWOOD APARTMENTS
RENTAL QUALIFICATION GUIDELINES

Age: Applicant must be of legal age, 18 years of older. All occupants 18 years or older must fill out an application.

Financial Responsibility: Combined monthly gross income of applicant/applicants **must be at least three times** the monthly rent of the home applied for. We do accept co-signers. A co-signer must apply for and be approved as a normal applicant would. They will be considered a lease holder and held responsible for the term of the lease and any and all damages.

Credit History: Applicants are required to have a good credit history. Credit history from the last three years will be considered. Any landlord/tenant judgments within the last 3 years or older must be satisfied. Applicants with a poor credit history showing unpaid utility collection accounts, and/or three or more collections (including charge offs or losses) in the last three years will not qualify to lease a rental home. History of late payments and/or a credit history showing: bankruptcy, unpaid state or federal tax liens, foreclosure, vehicle repossession, utility, landlord civil judgment or eviction in the last 12 months will not qualify to lease a rental home.

Residential History: Previous residency must be verifiable. Applicants are required to have excellent payment history and fulfilled all terms of any applicable lease agreement.

Employment: Employment history must be verifiable. If no employment history exists, applicant must show means of financial support for a period of one year. If unable to contact current employer, current check stubs equaling one month of pay will be accepted as verification. If applicant is self employed they must submit the Schedule C from their previous year's taxes. Other sources that will be considered as income may include but are not limited to, trust funds, social security or disability benefits, child support and alimony.

Criminal Backgrounds: Criminal backgrounds are done on all applicants. Anyone who is required to register on the Sexual Offender list will not be approved. All felonies and misdemeanors will be approved or denied based on the severity and manner of the incidents, and how old the incidents are.

Pets: Cats are allowed at some of our rental properties. They are limited to two per household. They are subject to the pet agreement, pet deposit and pet rent. Pet owners are required to pay a nonrefundable deposit of \$300.00.

Occupancy: For reasons of public health, occupancy guidelines have been created.

They are as follows: A maximum of two people in a 1 bedroom apartment home
A maximum of four people in a 2 bedroom apartment home

Vehicles: Each home is permitted two (2) approved vehicles. Commercial vehicles, recreational vehicles, boats and trailers are not permitted on the property at any time.

If you have any questions regarding the aforementioned Qualification Guidelines, please feel free to contact the Manager at (616)-249-1682.

Updated: May 15th, 2006