

RENTAL APPLICATION

Thank you for your interest in our apartments. Please help us process your application by providing all information below.

Type/Size of Apartment Wanted _____ Date Wanted _____

Applicant's Full Name _____ Date of Birth _____

Present Address _____
street address city state zip code

Present Telephone _____ Present Landlord _____

How Long Have You Lived at Present Address? _____ Amount of Rent \$ _____

Reason for Moving _____

Previous Address _____
street address city state zip code

Employed By _____ How Long? _____ Your Position _____

Employer's Address _____
street address city state zip code

Employer's Telephone _____ Social Security No. _____

Names of Other Occupants:	Date of Birth:
_____	_____
_____	_____
_____	_____
_____	_____

Employment of Co-Resident _____

Household Income\$ _____ Per _____ Do You Have Any Pets _____

Automobile _____ Year _____ Color _____ Tag No. _____ State _____

Automobile _____ Year _____ Color _____ Tag No. _____ State _____

Driver's License No. _____ State _____

In Case of Emergency, Notify _____ Relationship _____

Address _____ Telephone _____

References: Your Bank _____ Branch _____

Credit Reference _____

Credit Reference _____

Credit Reference _____

I hereby make application for an apartment and certify that the above information is correct. I authorize you to contact any references that I have listed and any credit bureau of your choice.

Applicant's Signature _____ Date _____

Park Montair Apartments

Resident Selection Guidelines

1. Employment must be verified. Minimum employment history must reflect 6 months with current employment and/or 1 year with previous employer. If length of current employment is more than 12 months the length of the previous employment need not be met.
2. An applicant's gross income or combined applicants' gross income must be sufficient to cover rent and other financial obligations. Sufficient income is defined as 3 times the monthly rent. Two recent pay stubs must be used to verify applicant's income but their employer must verify all other employment history.
3. Present and 3 years previous rental history must be verified. The following information must be ascertained:
 - Length of residency;
 - Consistency and timing of payments;
 - Apartment conditions at move-out;
 - Adhere to community policies;
 - Was proper notice to vacate give?
4. All applicants must have verifiable credit references in good standing. A credit check must be made through our local credit bureaus and must be done by our management staff.

Self-employed applicants must provide their previous 2 years tax returns.

Bankruptcies must be discharged for more than 2 years with all lines of credit in good standing since the discharge and may be approved with no less than 2 months' rent as deposit. Applicant must still qualify under the rental history and job history qualifications as outlined above.

Automatic turndowns:

- Bankruptcies filed within the last 2 year.
- Bankruptcies that have not been discharged.
- Any type of Tax Lien, Collection or negative Judgment.
- Evictions.
- If 10% or more of all credit lines are negative.
- Any false information on the application found in the verification process.
- Anyone exceeding the occupancy guidelines which are 3 people for a 1-bedroom apartment and 5 people for a 2-bedroom apartment.

"The owner and Management of this rental community adhere to the Federal Fair Housing Law (Title VIII of the Civil Rights Acts of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability or familial status."