

Prospective Resident Lease Application (Form)

1. Applicant

Name: _____
First Middle Last

Home Phone: _____
 Cell Phone: _____
 Driver's Lic. #: _____
 Date of Birth: _____
 Soc. Sec. No. _____
 Email: _____

2. Spouse

Name: _____
First Middle Last

Home Phone: _____
 Cell Phone: _____
 Driver's Lic. #: _____
 Date of Birth: _____
 Soc. Sec. No. _____
 Email: _____

2. Present address:

_____ House Number Street Name City State Zip Code

Circle one: Lease Own Other: _____ Length at current address (in months): _____

List name and address of landlord or mortgage company on the line provided below. Monthly Payment: _____

3. Previous address if above is less than two years:

4. Applicant's occupation:

Address: _____ Employed by: _____

Phone: _____ Work email: _____ Start date: _____

Immediate supervisor: _____ Gross monthly income: _____

Other income (i.e. alimony, child support, other job, etc.): _____ Source: _____

5. Spouse's occupation:

Address: _____ Employed by: _____

Phone: _____ Work email: _____ Start date: _____

Immediate supervisor: _____ Gross monthly income: _____

Other income (i.e. alimony, child support, other job, etc.): _____ Source: _____

6. Other occupants of apartment:

Name	Relationship	Date of Birth
_____	_____	_____
_____	_____	_____

7. Emergency:

Name: _____ Relationship: _____

Address: _____ Phone: _____

8. Number of autos owned or used by all occupants:

Make and model	Color	Year	Plate Number	Issuing State
_____	_____	_____	_____	_____

9. Pets: # of Dogs _____
 # of Cats _____

Weight(s)	Breed(s)	Color
_____	_____	_____
_____	_____	_____

Names of Dog(s) _____, _____ Name of Cat(s) _____, _____



Continuation of Lease Application for: *Applicant Name(s)*

10. Has an eviction ever been filed against you? When? _____

11. How did you hear about us? (if a Resident, please list name) _____

12. Have you ever had problems with pest contaminations, such as bed bugs? Yes No (circle one)
 If yes, please identify the year, describe the problem and describe the corrective actions taken, if any:

I/We understand and agree that if this offer to lease is accepted, I/we will execute a lease with Denizen Management and **the first rental payment will be due upon the first day of occupancy** and will cover the period from the first day of the term through the remainder of that month. Thereafter, all rental payments will be due and payable in advance on the first day of each month. I/we hereby consent to allow Denizen Management through its designated agent and its employees, **to obtain and verify my/our credit, criminal and any related information** for the purpose of determining whether or not to lease to me/us an apartment. I/we understand that should I/we lease an apartment, Denizen Management and its agent shall have a continuing right to review my/our credit information, rental application, criminal information, related information, payment history, and occupancy history for account review purposes and for improving application methods

I/We understand that an application fee in the amount of \$_____, and an admin fee (if applicable) of \$_____ is non-refundable under any circumstances. These fees are due at time of Lease Application.

I/We understand that within 24 hours of application approval a Holding fee in the amount of \$_____ is due. This Holding fee is non-refundable and will be retained if I/We decide not to execute a Lease Agreement with Denizen Management. Upon move-in, the Holding Fee will be applied to the account balance. I understand that any desired unit will not be reserved and will remain on the market until the Holding fee is paid.

TO BE COMPLETED BY DENIZEN MANAGEMENT LEASING PROFESSIONAL

Community: _____	Address: _____		Apt # _____
Type: _____	Rent: _____	Possession Date/Lease Begins: _____	Lease Expires: _____
Special Terms (if applicable): _____			
App. Fee _____	Date Rec'd: _____	Initialed by: _____	Check # _____
Deposit _____	Date Rec'd: _____	Initialed by: _____	Check # _____
Pet Deposit _____	Date Rec'd: _____	Initialed by: _____	Check # _____
Total Pet Fee: _____	Water Fee: _____	Storage Fee: _____	W/D Fee: _____
Assigned Parking Fee: _____	Other Fees: _____		
Holding Fee: _____			



Each applicant shall be processed under the terms of the equal housing statutes and each applicant shall be given the right to inspect, select and lease housing accommodations without regard to race, sex, color, religion, national origin, handicap or familial status.

Applicant's Signature: _____ Date: _____

Spouse's Signature: _____ Date: _____

Denizen Management Signature: _____ Date: _____

Revised 3/20





Rental Qualification Standards (Form)

Fair Housing

Denizen Management complies with the Federal Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

Each person that will occupy the apartment who is 18 years of age or older must complete an application and sign the lease. A third-party resident screening company that uses a scoring method weighing indicators of future rent payment performance evaluates each application. Based on the score, your application may be fully accepted with normal security deposits, denied, or accepted with conditions including a Guarantor (co-signer), additional security deposits and/or additional verification. Applications containing untrue, incorrect, or misleading information will be denied.

Please note that all applications must include written verification of income (see "Employment History" below). All applicants must provide a legal state issued identification, permanent resident card or passport. Applicants without a social security number may need to provide a Guarantor who is a United States citizen.

Credit History

- Credit reports will be processed on each applicant and will be considered in the overall credit worthiness of the application. Unsatisfactory credit history can disqualify an applicant from renting the apartment at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Applicants, who meet all other qualifying criteria but do not have credit, may be required to pay an additional deposit and/or re-qualifying with a Guarantor.

Rental History

- All applicants are subject to having at least six (6) months of verifiable rental history (non-family member) or a mortgage history. Outstanding debts, unfavorable reports involving consistent late payments, damage to the property or unpaid evictions or other breach of contract may result in denial. Applicants with no rental history may be required to have an additional deposit equal to one month's rent and other terms as set for each Community.

Employment History

- Employment must be verified. This is normally done by each applicant submitting pay stubs. In the case of new employment, applicant may present a signed offer letter on company letterhead stating the income.



