

Prospective Resident Lease Application (Form)

<p>1. Applicant Name: _____ <div style="display: flex; justify-content: space-around; font-size: small;"> First Middle Last </div> Home Phone: _____ Cell Phone: _____ Driver's Lic. #: _____ Date of Birth: _____ Soc. Sec. No. _____ Email: _____</p>	<p>2. Spouse Name: _____ <div style="display: flex; justify-content: space-around; font-size: small;"> First Middle Last </div> Home Phone: _____ Cell Phone: _____ Driver's Lic. #: _____ Date of Birth: _____ Soc. Sec. No. _____ Email: _____</p>
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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: _____ Employed by: _____
Address: _____
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: _____ Employed by: _____
Address: _____
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
_____	_____	_____	_____	_____

g. Pets: # of Dogs	Weight(s)	Breed(s):	Color
_____	_____	_____	_____
# 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.

I/We understand that within 24 hours of application approval a Security Deposit (fee) in the amount of \$_____ is due. This Security Deposit (fee) is non-refundable and will be retained if I/We decide not to execute a Lease Agreement with Denizen Management. I understand that any desired unit will not be reserved and will remain on the market until the Security Deposit (fee) is paid. Applicant(s) hereby declares that all information provided on this Rental Application is complete, true, and correct to the best of his/her/their knowledge. This application is for screening purposes and does not obligate Landlord to execute a rental agreement or deliver possession of the premises.

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:	_____
Deposit (fee)	_____	Date Rec'd:	_____	Initialed by:	_____
Pet Deposit	_____	Date Rec'd:	_____	Initialed by:	_____
Total Pet Fee:	_____	Water Fee:	_____	Storage Fee:	_____
Assigned Parking Fee:	_____	Other Fees:	_____		



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: _____





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.



- Self-employed applicants must provide the most current annual tax return or a notarized statement from a Certified Public Accountant or attorney indicating the amount of anticipated annual income.

Income Requirements

- To process your application quickly, securely, and accurately, we use a third-party automated income verification service called [Payscore](#). Their service verifies and reports your income to us, through a process you control, by securely aggregating deposit history from your bank account(s). After you submit your lease application, all adult applicants receive an invitation from support@Payscore.com with a link to guide you through your income verification. Please watch for that invite. All adult applicants must complete the process within **72** hours of receiving an invite or your application may be delayed or denied. If you have questions about the income verification process, you will have direct access to Payscore's support team from within their workflow. Please direct any questions regarding your lease application to your leasing team.

Conviction Information

- The application of any person who has been arrested for select felonies, select misdemeanors, or sex/drug-related crimes that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial within a predetermined timeframe based on our company criteria may be denied.

Guarantors/Increased Security Deposits

- Guarantors may be permitted based on the screening recommendation.
- Guarantors gross annual income or savings must be at least 4 times the rental amount. Guarantors must meet all other qualification standards listed.
- All lease-associated paperwork signed by Guarantors must be notarized if not signed in the presence of a Denizen associate or E-signed.
- Guarantor's primary residence must be in the United States and they must have a valid Social Security Number.

Roommates

Each resident and Guarantor are jointly and severally (fully) responsible for the entire rental payment as well as all community rules and policies. Management will not refund any part of a security deposit until the apartment is vacated by all leaseholders.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE BASIS FOR CONSIDERATION OF MY (OUR) APPLICATION.

Applicant's Signature Date

Applicant's Signature Date

Representative Date

