

Your street address (as shown on your driver's license or government ID card):
Driver's license # and state:
OR gov't. photo ID card #:
Former last names (maiden and married):
Your Social Security #: _____
Birthdate: _____
Sex: _____ Eye color: _____ Hair color: _____
Marital Status: single married divorced widowed separated
Are you a U.S. citizen? Yes No No Do you or any occupant smoke? yes no
Will you or any occupant have an animal? yes no
Kind, weight, breed, age:

Current home address (where you now live):
City/State/Zip: _____
Home/cell phone: (_____) _____ Current rent: \$ _____
Email address: _____
Name of apartment where you now live: _____
Current owner or manager's name: _____
Date moved in: _____
Their phone: _____
Why are you leaving your current residence?

Your previous home address: _____
City/State/Zip: _____
Apartment name: _____
Name of above owner or manager: _____
Their phone: _____
Date you moved in: _____
Date you moved out: _____
Present employer: _____
Address: _____
City/State/Zip: _____
Work phone: (_____) _____
Position: _____
Your gross monthly income is over: \$ _____
Date you began this job: _____
Supervisor's name and phone: _____
Previous employer: _____

YOUR WORK
Address: _____
City/State/Zip: _____
Work phone: (_____) _____
Position: _____
Gross monthly income was over: \$ _____
Dates you began and ended this job: _____
Previous supervisor's name and phone: _____
YOUR CREDIT HISTORY
Your bank's name, city, state: _____
List major credit cards: _____
Other non-work income you want considered. Please explain: _____
Past credit problems you want to explain. (Use separate page.)

YOUR RENTAL CRIMINAL HISTORY
Check only if applicable. Have you,
your spouse, or any occupant listed in this Application ever: been evicted or
asked to move out? moved out of a dwelling before the end of the lease term
without the owner's consent? declared bankruptcy? been sued for rent? been
sued for property damages? been charged, detained, or arrested for a felony or sex
crime that was resolved by conviction, probation, deferred adjudication, court-
ordered community supervision, or pretrial diversion? been charged, detained, or
arrested for a felony or sex-related crime that has not been resolved by any method?
Please indicate below the year, location and type of each felony and sex crime other
than those resolved by dismissal or acquittal. We may need to discuss more facts
before making a decision. You represent the answer is "no" to any item not checked above.

Spouse's Social Security #: _____
Driver's license # and state: _____
OR gov't. photo ID card #: _____
Birthdate: _____ Height: _____ Weight: _____
Sex: _____ Eye color: _____ Hair color: _____
Are you a U.S. citizen? Yes No
Present employer: _____
Address: _____
City/State/Zip: _____
Work phone: (_____) _____
Position: _____
Date began job: _____
Gross monthly income is over: \$ _____
Supervisor's name and phone: _____

OTHER ADULTS
Names of all persons under 18 and other adults who will
occupy the unit without signing the lease. Continue on separate page if more than three.
Name: _____ Relationship: _____
Sex: _____ DL or gov't. ID card # and state: _____
Birthdate: _____ Social Security #: _____
Name: _____ Relationship: _____
Sex: _____ DL or gov't. ID card # and state: _____
Birthdate: _____ Social Security #: _____

YOUR VEHICLES
List all vehicles owned or operated by you, your spouse, or any occupants
(including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.
Year: _____ License #: _____
Make and color of vehicle: _____
State: _____
Year: _____ License #: _____
Make and color of vehicle: _____
State: _____
Year: _____ License #: _____
Make and color of vehicle: _____
State: _____

WHERE RENTED FROM
Name of locator or rental agency: _____
Name of individual locator or agent: _____
Name of friend or other person: _____
Did you find us on your own? Yes No Yes No If yes, fill in information below:
 On the Internet Stopped by Newspaper (name): _____
 Rental publication: _____
 Other: _____

EMERGENCY
Emergency contact person over 18, who will not be living with you:
Name: _____
Address: _____
City/State/Zip: _____
Work phone: (_____) _____
Home phone: (_____) _____
Relationship: _____
If you die or are seriously ill, missing, or in a jail or penitentiary according to
an affidavit of (check one or more) the above person, your spouse, or your
parent or child, we may allow such person(s) to enter your dwelling to remove
all contents, as well as your property in the mailbox, storerooms, and common
areas. If no box is checked, any of the above are authorized at our option. If
you are seriously ill or injured, you authorize us to call EMS or send for an
ambulance at your expense. We're not legally obligated to do so.
 I or we authorize (owner's name) _____
Montevista Apartments, Inc.
to obtain reports from consumer reporting agencies before, during, and after tenancy
on matters relating to a lease by the above owner to me and to verify, by all available
means, the information in this application, including income history and other
information reported by employer(s) to any state employment security agency. Work
history information may be used only for this Rental Application. Authority to
obtain work history information expires 365 days from the date of this Application.
Applicant's signature _____
Spouse's signature _____

Falsification of information will result in denial of residency.

Identification: All applicants must present a valid driver's license or other government issued photo identification and one of the following: (1) a United States government issued Social Security number, (2) current work visa (I-94), or (3) temporary resident alien card verifying approved entry by the United States government (I-94W).

Income/Employment: All applicants must have a verifiable income source and a monthly gross income no less than 3.0 times the rental rate or produce current bank statements reflecting a minimum balance exceeding 3 times the amount of the entire lease term.

All applicants must have at least 3.0 times the amount of the entire lease term.

Self-employed applicants will be required to provide either the previous year's tax return or bank statements for the last six (6) months. Proof of retirement benefits, disability income or full-time student status is required. International applicants must present bank statement reflecting a balance at least 3.0 times the amount of the entire lease term.

Rental History: Applicant must have at least one (1) year of verifiable and satisfactory rental history. Satisfactory rental history reflects prompt monthly payments, sufficient notice, and apartment left with no damages. For applicants who are homeowners, permission must be granted to verify payment history with lending institution. If an applicant has acceptable rental history less than one year or is a first-time renter, the applicant can be accepted with an additional security deposit equal to the standard security deposit for the apartment for which the applicant is applying. (Provided all other required criteria are met).

Credit History: An applicant can be denied as a result of an unsatisfactory credit report. An unsatisfactory credit report reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies.

Criminal Background: An applicant may automatically be denied in the event of a felony conviction, received adjudication for a felony offense(s) or charges, or been convicted of a misdemeanor involving sexual misconduct, a controlled substance or a physical crime against a person or another person's property. An applicant may automatically be denied should the applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

Applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property is arrested, convicted or given deferred adjudication for a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance

Lease Guarantors and Co-Signers:

Co-signers are not permitted. A lease guarantor and/or additional security deposit may be required upon evaluation of the rental application. Lease guarantors may be accepted for income qualification purposes only and must reside in the USA. Guarantor must qualify based not only on the proposed rent amount of the applicant's apartment, but the combination of the proposed rent plus their own housing obligation.

Evaluation:

Cypress Pointe evaluates the above information with a scoring method that weighs the indicators of future rent payment performance.

Validity Period:

Approved applications remain in good standing for a period of ninety (90) days from the approval date. If the lease is not signed and/or the applicant fails to occupy an apartment within the viable time period, the application must be re-submitted for verification and approval. A new application fee must be paid.

Occupancy Guidelines -

No more than two (2) people may occupy a one-bedroom apartment
No more than four (4) people may occupy a two-bedroom apartment
No more than six (6) people may occupy a three-bedroom apartment
(The only exception to occupancy guidelines is a person 6 months old or under)

Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing at Cypress Pointe Apartments have not been convicted of a felony or are subject to deferred adjudication for a felony. There may be residents or occupants that have resided at Cypress Pointe Apartments prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available through third-party sources.

Money orders may be required for the application fee and first month's rent or a company check may be required on a corporate unit. To secure an apartment, a security deposit, application fee, and an administrative fee is due at the time of your application. The application fee and administrative fee are non-refundable.

Applicant

Greystar Representative
Agent for Owner

Date

Monte Vista

05302006023502

FOR OFFICE USE ONLY

1. Apts. name or dwelling address (street, city) Montevista Apartments, Inc.

2. Person accepting application: _____

3. Person processing application: _____

4. Date that applicant or co-applicant was notified by _____ (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)

5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____

6. Name of owner's representative who notified above person(s): _____

Signature of Owner's Representative: _____

Signature of Spouse: _____

Applicant's Signature: _____

Date: _____

Date: _____

Date: _____

Important medical information about you in an emergency: _____

Doctor's name: _____

If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.) _____

Doctor's phone: _____

Unit # or type: _____

Phone: _____

Phone: _____

1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract information above.
 2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
 3. Application Deposit (may or may not be refundable). In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 10 if you are not approved; OR it will be deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
 4. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
 5. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
 6. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
 7. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits.
- Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.
8. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
 9. Non-approval. We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
 10. Refund after Non-approval. If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
 11. Extension of Deadlines. If the deadline for signing, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
 12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
 13. Keys or Access Devices. We'll furnish keys and/or access devices only after (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
 14. Receipt. Application fee (nonrefundable): \$ _____
 15. Signature. Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.
- Total amount of money we've received to this date: \$ _____
- Total of above application fee and application deposit: \$ _____
- Application deposit (may or may not be refundable): \$ _____

Application Agreement

as liquidated damages, and the parties will then have no further obligation to each other.

18. relatives, friends, etc.) _____

Names of all other occupants not signing Lease Contract (persons under age _____): _____

City/State/Zip Orlando, FL 32835

Complete street address 6421 Conroy Road

Total number of residents and occupants _____

Our consent necessary for guests staying longer than 7 days _____

Beginning date and ending date of Lease Contract _____

Total security deposit \$ _____

Animal deposit \$ _____

of keys/access devices for unit: _____; mailbox, _____; other, _____

Total monthly rent for dwelling unit \$ _____

Rent to be paid at (check one) on-site manager's office or at _____

Light Drop Slot _____

Special provisions regarding parking, storage, etc.: (see attached page if necessary): _____

If dwelling unit is house or duplex, owner will be responsible for _____

lawn/plant maintenance, lawn/plant fertilization, picking up trash from grounds, and/or trash receptacles. If not checked, applicant will be responsible. The applicant will be responsible for the first \$ _____ of each repair. This special provision and any others will be contained in paragraph 10 of the Lease Contract or in a lease addendum.

Your move-out notice will terminate Lease Contract on (check one):

last day of month, or exact day designated in move-out notice;

Agreed retaining charge \$ _____

You will (check one): not buy insurance or buy insurance;

Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master TV antenna.