



Rental Application

For Office Use Only				
Community:		Address:		Bldg. #:
Today's Date:	Time:	am pm	Application Fee:	Membership Fee:
Consultant:		Pet Deposit:	Additional Deposit:	Rent Amount:
Date Occupancy Desired:	Move in Date:		Lease Dates:	
Date Application:	Approved:	Person Making Decision:		
	Refused:			
Date Notified Of:	Acceptance:	Method:	Phone	
	Non Acceptance:		In Person	
			Letter	

Applicant Information (Each Co-Applicant Must Submit a Separate Application)

Name:		Date of Birth:		
Are you a U.S. citizen?	YES	NO	If NO, INS Number:	
Social Security Number:		Home Phone:		
Drivers License #:		Work Phone:		
E-mail:		Cell Phone:		
If Guarantor application, relationship to applicant:				

Vehicle Information

Year:	Color:	Make/Model:	License Plate #:
Registered To:			
Year:	Color:	Make/Model:	License Plate #:
Registered To:			

Rental History

Present Address:		City:	State:	Zip:
Landlord/Mortgage Company:		Landlord Phone:	Landlord Fax:	
Move in Date:	Monthly Payment:	Reason for Leaving:		
Previous Address:		City:	State:	Zip:
Landlord/Mortgage Company:		Landlord Phone Number:	Landlord Fax:	
Move in Date:	Monthly Payment:	Reason for Leaving:	Move Out Date:	

Employment History

Present Employer (Name of Company):			Position/Title:	
Address:		City:	State:	Zip:
Gross Monthly Income/Hourly Wage:		Employer Phone:	Employer Fax:	
Supervisor & Position/Title:			Start Date:	
Previous Employer (Name of Company):			Position/Title:	
Gross Monthly Income/Hourly Wage:		Employer Phone:	Employer Fax:	
Supervisor & Position/Title:			Start Date:	End Date:

Other Income

Source:	Monthly Gross:	Source:	Monthly Gross:
Source:	Monthly Gross:	Source:	Monthly Gross:

Financial History

Bank Name:	Branch Address:	Acct Number:	Checking
		Acct Number:	Savings
Bank Name:	Branch Address:	Acct Number:	Checking
		Acct Number:	Savings
For the following questions, check YES or NO. If YES, then complete the questions to the right.			
Have you ever filed bankruptcy?	YES	NO	County/State Filed: What Year?
Have you ever had any public record suits, liens, judgements, or repossessions?	YES	NO	What Type? What Year?
Have you ever broken a lease or been evicted from any type of housing?	YES	NO	Details: What Year?
Have you ever willfully or intentionally refused to pay rent, a mortgage or a car loan?	YES	NO	Details: What Year?

Additional Information

For the following questions, check YES or NO. If YES, then complete the questions to the right.				
Have you ever been convicted of, or plead guilty or no contest to, any criminal offense?	YES	NO	Details:	What Year?
Do you own a pet?	YES	NO	How Many?	Type(s): Breed(s):
			Name(s):	Weight(s): Color(s):

Emergency Information

In case of emergency, please notify:		Relationship:	
Address:	Phone (1):	Phone (2):	
Secondary Contact Name:		Relationship:	
Address:	Phone (1):	Phone (2):	
If Applicable, Parent(s) Contact Information			
Father Name:	Phone:	Mother Name:	Phone:

I warrant this application and the contents to be true, accurate and complete. By signing below, I authorize the use of any credit reporting/screening agencies to investigate my character, verify my credit, and to validate the accuracy of all information recorded above. I understand that a credit check will appear on my credit report as an inquiry. Further, my signature authorizes the management and credit reporting/screening agencies to later exchange credit information and access my credit report in the event of a default, for collection or skip tracing purposes. I understand that any false statements, misrepresentations, inaccurate information, or failure to supply the data requested, will be grounds for disapproval of my application, and will result in the retention of my application fee, membership fee and application deposit as liquidated damages, or if later discovered, will be grounds for an eviction action.

I understand that the information provided on this application will survive approval of this application and execution of a lease agreement.

I hereby deposit the sum of \$_____ as a **nonrefundable** application fee, \$_____ as a membership fee, and \$_____ as an application deposit.

The application deposit is not a security deposit; however, it will be credited toward the required security deposit when the Lease Agreement has been signed by all parties. If the application is not approved, the application deposit and membership fee will be refunded to you within thirty days of such disapproval, except as noted above with regard to false or inaccurate information. If the application is cancelled or withdrawn beyond the first 24 hours following submission, the application fee, membership fee, and application deposit will be retained as liquidated damages.

Applicant Signature _____

Date _____

Property Management Signature _____

Date _____

All applicants are subject to owner's approval. It is the policy of Edwards Communities Management Company to accept, process, and select applications without regard to race, color, religion, national origin, or familial status.