

Aronov Realty Management, Inc.
APPLICATION FOR RESIDENCY
(Each co-resident must submit separate applications)
Please read thoroughly
Individuals must be 19 or older to apply

Welcome to **Foxcroft Apartments**. Thank you for choosing us as your new residence. In order to reside in our community, we require that each applicant and adult occupant meet certain rental criteria. Before you fill out our Rental Application, we suggest that you review these guidelines to determine whether you meet the requirements. Please note that the term "Applicant" provided below applies to all residents to be identified on the apartment lease and person (s) included to qualify and responsible for paying rent. Please note that; nothing contained in these requirements shall constitute a guarantee or representation by **Foxcroft Apartments** prior to these requirements going into effect that the application has been approved. Additionally, our decision to lease to you is based on our ability to verify whether these requirements have been met is limited to the information we receive from the various credit reporting services used.

It is the policy of Aronov Realty Management, Inc. not to discriminate against anyone on the basis of race, color, religion, sex, handicap, familial status or national origin.

APPLICATION DEPOSIT AGREEMENT - Applicant has deposited an "Application Deposit" of \$_____ in consideration of owner's taking the dwelling unit off the market while considering approval of this application. The amount of deposit is based on a single or dual income household. If owner approves applicant and the contemplated lease is entered into, the application deposit shall become the required security deposit. If applicant is approved but fails to promptly enter into the contemplated lease, the application deposit shall be forfeited to owner. The application deposit will be refunded within 24 hours only if applicant is not approved. Keys will be furnished only after contemplated lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only and does not obligate owner or owner's agent to execute a lease or deliver possession of the proposed premises. WE DO NOT ACCEPT CASH.

APPLICATION PROCESSING FEE - Each applicant must submit the sum of \$35, which is a non-refundable payment for a credit check and processing charge of this application. Such sum is not a rental payment or security deposit. Management to cover cost of processing application as furnished by the applicant will retain this amount. Any false information will constitute grounds for rejection of this application.

**Occupancy Limits are as follows: One Bedroom - Two (2) Occupants Maximum
Two Bedroom - Four (4) Occupants BUT A Maximum of Three (3) Adults
Three Bedroom - Six (6) Occupants BUT A Maximum of Three (3) Adults**

TENANT SELECTION CRITERIA

1. Applicants must have sufficient verifiable household income.
 - (a) The applicant's monthly household income must be equal to or greater than 3 times the monthly rent.
 - (b) Verifiable student aid income, court ordered alimony and child support will be considered as verifiable income with proper documentation provided.
2. Good credit rating. (Overall average of I-1 or I-2 rating.). Conditional acceptance of 1-3 rating but must supply additional deposit.
3. Good rental reference from
 - (a) Current Landlord, or
 - (b) Student Housing Office if applicant resides in a dormitory.
4. Employment Verification.

APPLICATION AUTOMATICALLY DENIED FOR:

- Any one history that the applicant has "skipped" a previous residence.
- Any one "eviction" from a previous residence.
- Any four late payments of rent within a twelve-month period from a current or previous residence.
- Any one reports that the applicant has or had poor housekeeping habits from a current or previous residence.
- Any one reports that the applicant caused or was involved in disturbances from a current or previous residence.
- Any one report that the applicant did not abide by the rules and regulations from a current or previous residence.
- Any one foreclosure of real estate.
- Any one repossession of material or personal property.
- Any one suit not remedied.
- If Applicant is a convicted Felon.

CORRECT INFORMATION - Applicant represents that all statements listed on the following page are true and complete and hereby authorizes verification of above information, references and credit records. Applicant acknowledges that false information herein may constitute grounds for rejection of this application. Termination of right of occupancy, and/or forfeiture of deposits and may constitute a criminal offense under the laws of this State. Applicant agrees to the terms stated on "Application Deposit Agreement".

Anticipated Move-In Date _____

Term of Lease desired _____

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant's Signature

Spouse's Signature

Guarantor

How did you find out about us?

Referral _____
Newspaper _____
Apartment Guide _____
Blue Book _____
Signs _____
Other _____

APPLICATION FOR RESIDENCY

Date _____ Time: _____ Apt. No. desired _____ Apt. Type _____

Applicant's Name _____ Date of Birth _____
 First Middle Last

SS# _____ - _____ - _____ Drivers License No. _____ State _____ Home Phone: _____

Spouse's Name _____ SS# _____ - _____ - _____ Date of Birth _____
 First Middle Last

Drivers License No. _____ State _____ Marital Status _____

Address _____ City _____ State _____ Zip _____

E-Mail: _____

Other Persons Who Will Occupy The Apartment:

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

Present Employer _____ Spouse Employer _____

Business Address _____ Business Address _____
 City State Zip City Street Zip

Business Phone: _____ Business Phone: _____

Supervisor _____ Supervisor _____

Position _____ Salary _____ Position: _____ Salary _____

Employed Since _____ Employed Since _____

Landlord _____ Phone No. (_____)
 City _____ State _____ (Area Code)

Rent: \$ _____ Length of Occupancy: _____

Why are you leaving? _____

Has your Lease Expired? _____ Have You Ever Been Evicted From Any Premises: _____ If so, Explain _____

Previous Landlord _____ Phone No. (_____)
 City _____ State _____ (Area Code)

City _____ State _____ Zip _____

Current Checking Institution:

Branch	Account Number	Balance \$	Branch	Account Number	Balance \$
--------	----------------	------------	--------	----------------	------------

Current Savings Institution:

Branch	Account Number	Balance \$	Branch	Account Number	Balance \$
--------	----------------	------------	--------	----------------	------------

List all other sources of income, which must be verified, (Notarized statements must be attached)

Source _____ Amount \$ _____

Source _____ Amount \$ _____

Auto Information:

Year & Make _____ Color _____ License No. & State _____ Registered to _____

Year & Make _____ Color _____ License No. & State _____ Registered to _____

ONLY TWO (2) AUTOMOBILES PER APARTMENT ALLOWED (Initial Here _____)

Give Description & Tag Numbers of Any Boat, Motorcycle, Camper, Van, etc. You May Own _____

Do you Own Any Pets? _____ If So, How Many? _____ Kind _____ Weight _____ Color _____

Do you own a Waterbed? Yes _____ No _____

Have you ever been convicted of a felony? Yes _____ No _____

Emergency Contact:

Name _____ Address _____ Phone No. (_____)
 City State Zip Area Code

Aronov Realty Management, Inc.
STUDENT APPLICATION ADDENDUM

I, _____, have made application for an apartment at _____. My signature indicates my permission for _____ to verify my tenant / dormitory history.

Signature _____
Date

Social Security No. / Student ID No. _____

Name of Landlord (if applicable): _____

Lease / Occupancy Terms: _____ Rental Rate \$ _____

Payment History: Timely _____ Slow _____ Owes _____ Collection _____

Condition of living space after tenant / student vacated _____

Would you accept this person as tenant /student again? Yes _____ No _____

Comments (Please note any unusual circumstances with disturbances caused by this tenant). _____



FOR OFFICE USE ONLY

PROCESSING OF APPLICATION

1. Credit Check Complete. (attach) Average Rating: _____
 2. Income / Verification: Yes _____ No _____
 3. Employment Verification: Yes _____ No _____
 4. Present Residence Verified: Yes _____ No _____
Comments: _____
 5. Previous Residence Verified: Yes _____ No _____
Comments: _____
 6. Driver's License Verified: Yes _____ No _____
License # _____ Expiration Date _____
 7. Do you currently live in an apartment? Yes _____ No _____
Name of Apartments; _____
 8. Rental Rate: \$ _____
 9. Application Fee: \$ _____
 10. Deposits: \$ _____
 11. Application: **Approved** _____ **Denied** _____
 12. Date Applicant Notified: _____
 13. Completed by: _____
- Agent Name: _____ Date: _____
- Manager Approval: _____ Date: _____