



Date filled out: _____

ABOUT YOU

Full Name _____
 Address _____
 Height _____ Eye Color _____
 Weight _____ Hair Color _____
 Sex _____ Marital Status _____
 Birthdate _____

Home Phone _____
 Cell Phone _____
 SS # _____
 DL # _____
 Birthdate _____

OFFICE USE ONLY

App. Paid	\$
Dep. Paid	\$
Admin. Paid	\$
Pet Fee Paid	\$
Pro-rate Paid	\$
Utilities Paid	\$
Other	\$

PERSONAL INFORMATION

Current Monthly Rental Rate \$ _____
 Name of Apartment where you Live: _____
 Current Owner or Manager's Name: _____
 Their Phone #: _____
 Date Moved In: _____
 Why are you leaving your current residence? _____
 Previous Address _____
 Previous Monthly Rental Rate \$ _____
 Name of Apartment where you Lived: _____
 Previous Owner or Manager's Name: _____
 Their Phone #: _____
 Date Moved In: _____

YOUR WORK

Present Employer:
 Address: _____
 Work Phone: _____
 Position: _____
 Your gross monthly income: \$ _____
 First date of employment: _____
 Supervisor's Name & Phone: _____
 Previous Employer:
 Address: _____
 Work Phone: _____
 Position: _____
 Your gross monthly income: \$ _____
 First date of employment: _____
 Supervisor's Name & Phone: _____

YOUR SPOUSE

Full Name _____
 Former Last Names _____
 Social Security #: _____
 Driver's License # and State: _____
 Birthdate: _____ Eye Color _____
 Height _____ Hair Color _____
 Weight _____ Marital Status _____
 Sex _____
 Present Employer _____
 Address _____
 Work Phone _____
 Position _____
 First Date of Employment: _____
 Gross Monthly Income \$ _____
 Supervisor's Name & Number _____

OTHER OCCUPANTS

Name	_____	Social Security #	_____
Birthdate	_____	Relationship	_____
Sex	_____		
Name	_____	Social Security #	_____
Birthdate	_____	Relationship	_____
Sex	_____		
Name	_____	Social Security #	_____
Birthdate	_____	Relationship	_____
Sex	_____		

YOUR CREDIT HISTORY

Your bank's name, city, state: _____
 List major credit cards: _____
 Your other non-work income you want considered. Please explain.

 Have you or your spouse ever owned a home? _____
 Past credit problems you want to explain? _____

YOUR VEHICLES

Make and color of vehicle: _____
 Year _____
 License #: _____
 State _____
 Make and color of vehicle: _____
 Year _____
 License #: _____
 State _____

OTHER INFORMATION

Will you or any occupant have an animal? _____
 Kind, weight, breed, age: _____
 How were you referred? _____
 Internet _____
 Rental Publication _____
 Name of rental agency or locator service: _____
 Agent's name _____ Phone Number _____
 Friend _____
 Newspaper _____ Other _____

EMERGENCY

Name _____
 Address _____
 Work Phone _____
 Home Phone _____
 Relationship _____
 Name _____
 Address _____
 Work Phone _____
 Home Phone _____
 Relationship _____

YOUR RENTAL/CRIMINAL HISTORY

Have you, your spouse, or any occupant listed in this Application ever:
 been evicted or asked to move out? _____
 broken a rental agreement? _____
 declared bankruptcy? _____
 been sued for rent? _____
 been sued for property damage? _____
 been arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? _____
 been arrested for a felony or sex-related crime that has not been resolved? _____
 Please indicate the year, location and type of each felony and sex-related crime other than those resolved by dismissal or acquittal.

 We may need to discuss more facts prior to making a decision.

AUTHORIZATION

I or we authorize _____
Valley Farms Apartments
 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 _____
 Date _____
 Spouse's Signature _____
 Date _____

PMR Companies

Valley Farms Apartments

Prospect Qualifying Criteria

PMR Companies and this community comply with all federal, state and local regulations regarding fair housing for all applicants and residents.

OCCUPANCY STANDARD

Two persons maximum per bedroom.
(Exception: Child under 6 months of age, unless otherwise dictated by state or federal law)

AVAILABILITY

An apartment becomes available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENTS

Lease Holders must be at least 18 years of age. All Lease Holders and Occupants age 18 years or older are required to submit an application for approval.

CREDIT

The last two years of credit history must reflect no more than 50% of accounts reported to be over 90 days past due or charged to collection. Bankruptcy history is acceptable if good credit is reflected for the most recent 12 months. Medical account, student loans are exempt from the above evaluation. Automatic disqualification for legal items or collections / debt to landlords or utilities. Debts to utility companies (water, gas and electric) or landlords must be settled prior to acceptance. No credit is considered qualifying credit. International applicants may present a valid passport in lieu of credit report.

CHECK WRITING

Positive verification of check writing authorization or no checks will be accepted.

PREVIOUS RESIDENCES

Addresses indicated on the credit report(s) must match exactly residences listed on the rental application. No evictions. International applicants may present a valid passport in lieu of credit reporting in the U.S. First time renters will be accepted if income and credit requirements are met. Home ownership, with no derogatory references will satisfy the requirements. Foreclosures, within the last 24 months, will be acceptable if good rental history has been established.

CRIMINAL

No applicant (occupant or lease holder) may have been indicted, arraigned, convicted or had adjudication deferred when the crime is of a property, assault, terrorist, illegal drug manufacture, possession and / or sale, sexual or other nature representing a potential risk of damage to the property, its residents and / or owners.

INCOME

Total monthly gross income of all leaseholders must be 3x's the monthly rental amount. Allowances, third party support and other income require verification. **Two consecutive paycheck stubs are required to verify income and employment.** If a guarantor is required, monthly rental amount cannot equal more than 14% of the guarantor's monthly income.

EMPLOYMENT

Lease Holder(s) must present evidence of stable work history for a minimum of one year at present or most previous position. If not employed, must present evidence of regular income. If self-employed, must present a Schedule "C" (tax form) from the previous year and bank statements from the previous two months. Persons who hold commission only or base plus commissions, tips and bonuses jobs are considered self-employed. A notarized letter of intent to hire from the employer should be provided if employment has not yet begun.

ADDITIONAL ADMIN FEE

If prospective Lease Holder(s) has less than 50% of credit accounts either 90 days past due or in collection, an additional non refundable administration fee in the amount of up to one month's rent may be required.

GUARANTOR

If prospective Lease Holder(s) does / do not satisfy the income criteria, a guarantor will be required. If the prospective Lease Holder(s) is / are also fulltime students or senior citizen, only the guarantor will be required. Guarantor must prove to be a member of the applicant's immediate family.

APPLICATION FEE

a \$40.00 non-refundable fee collected at the time of application to offset the costs of researching and processing application.

APPLICATION DEPOSIT

The application deposit is identified in the application and will be held pending approval of the Lease Holder(s). Once approved and the lease has been signed and Lease Holder(s) has / have taken occupancy, the application deposit becomes an administration fee. Deposits are refundable or retained in accordance with the application provisions.

PETS

Pets, if allowed, must be covered by an additional pet deposit. The deposit may be identified per pet if multiple pets are allowed (never more than two per apartment). A pet fee in the amount of \$150.00 will be required to cover the presence of the pet and / or the cost of de-fleating and deodorizing the floor coverings at move out. Height, weight and breed type restrictions may apply.

APPLICATION FORM

A full and accurate application is required of all prospective residents, adult occupants and guarantors. Falsification or omission of information will disqualify the applicant.

This "Prospect Rental Criteria" (this "criteria") is a guide to the rental requirements for our community.

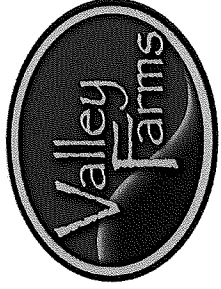
I understand and accept these qualifying standards. Further, I understand that falsification of the Rental Application information will lead to denial of rental.

Applicant _____ / _____ / _____
Date Applicant Date

_____ / _____ / _____
Date Applicant Date

Agent for Owner _____ / _____ / _____
Date





To Whom It May Concern:

The following individual(s) have applied for residency at Valley Farms in Louisville, Kentucky. Please complete the information requested below, and return by fax at your earliest convenience. Thank you. Fax: (502) 935-9515.

Valley Farms Agent

Information on Application

Applicant's Name: _____ Dates of Occupancy _____

Address Occupied _____

By my signature, I (we) authorize the release of the above requested information.

Signature _____ Signature _____ Date _____

To Be Filled Out By Landlord or Equivalent

1. Address Occupied: _____
2. Move In Date: ____/____/____ Move Out Date: ____/____/____
3. Proper Notice Given: Yes ____ or No ____ (Check One)
4. Lease Fulfilled: Yes ____ or No ____ (Check One)
5. Type of Pet(s), if any: _____
6. Rent Amount: \$ _____
7. Number of: Late Payments ____ : Returned Checks ____
8. Would You Rent Again: Yes ____ or No ____ (Check One)

Comments: _____

Person verifying the above information: _____
Person's Title: _____



Application and Administrative Fee Receipt

Applicant Name: _____

Applicant Name: _____

Applicant Name: _____

Apartment Reserved: _____, Louisville, KY 40272

Move In Date: _____ Date/Time Paid: _____

By signing below, applicant(s) named above acknowledge(s) the payment of:

\$ _____	Application Fee	Check/MO # _____
\$ _____	Administrative Fee	Check/MO # _____
\$ _____	Deposit	Check/MO # _____

to Valley Farms Apartments. Applicant(s) acknowledge(s) that the amount paid as an Application Fee is non-refundable. It is understood that this amount serves to hold the apartment in good faith for the move-in date specified on the associated application. It is further understood that if for any reason the apartment reserved is cancelled by the applicant after a 72-hour period, the Administrative Fee and deposit amounts will not be refunded. Applicant acknowledges too, that these fees will not be refunded by management if application is denied due to fraudulent information provided or information needed to process application is not provided during the 72-hour period, but will be refunded if management declines application for any other reason. Once approved the Administrative Fee is non-refundable and does not apply toward security deposit or prorated rent due. The amount listed as paid as deposit will be applied to the security deposit at the time of possession of the apartment.

Applicant Signature _____

Applicant Signature _____

Applicant Signature _____

Management Representative _____



Louisville Gas and Electric Company
Application for Service
 Questions? Call (502) 589-1444
 Fax the completed form to (502) 627-2690

an **EDS** company

Resident Information (please print clearly)

Name: _____

SS#: _____

Phone number: () - _____

New Service Address: _____ Louisville, KY 40272

Date Service to Start: _____/_____/2010

Note that requests for service may take up to three business days to process.

Have you had LG&E Service before? ___NO ___YES (mark one)
 If so, at what address? _____

Date for current LG&E Service to be discontinued: ____/____/2010

Employer: _____

Employer Phone Number: () - _____

Spouse/Roommate Name: _____

Spouse/Roommate SS#: _____

Deposit Requirement

Please be advised that Louisville Gas & Electric Company (LG&E) performs a credit check to determine if a service deposit is required for electric and/or gas service. Based on the results of this credit check, you may or may not be required to provide a security deposit.

___ Check here if you **do not** want a credit check performed. A service deposit will automatically be billed to your LG&E account.

Resident signature: _____ Date: ____/____/2010

Spouse/Roommate signature: _____ Date: ____/____/2010

Landlord information



Valley Farms Apartments
 5306 Valkryie Way #102
 Louisville, KY 40272

Questions? Please call Shelby or Sylvania at
 (502) 935-8890