

KENNEY REALTY APPLICATION FOR RESIDENCY

For Office Use Only					Date:
Apt #:	Unit Type:	Mkt. Source:	Lease Term:		
Base Rent:	Pet Rent:	Short-Term Fee:	W/D:	TOTAL RENT:	
Move-In Date:	Roommate:	Agent's Name:			
Promotion (if applicable):					

WELCOME TO OUR COMMUNITY!! PLEASE FILL IN ALL THE BLANKS BELOW. IF YOU NEED ASSISTANCE, PLEASE LET US KNOW.

(1) Full Name:		Birthdate:		Marital Status:	
Social Sec.#:		Driver's License:			
(2) Spouse:		Birthdate:			
Social Sec.#		Driver's License:			
Present Address:		Current Landlord's Name:			
City, State, Zip:		Current Landlord's Phone #:			
Applicant's Current Phone #:		Dates of Residency:		Mo. Pymt:	
All other occupants and their birthdays (occupants over age 18 must fill out separate application and are required to sign the Lease Agreement):					
Name:	B-day: / /	Name:	B-day: / /	Name:	B-day: / /
How did you hear about us?		What made you choose us?			
Previous Address:		Dates of Residency:		Mo.Pymt:	
City, State, Zip:		Landlord's Name & Phone #:			
Previous Address:		Dates of Residency:		Mo.Pymt:	
City, State, Zip:		Landlord's Name & Phone #:			
<small>(Nearest living relative not residing in this household)</small>					
Emergency Name:		Relation:			
Address:		Emergency phone:			
(1) Employer:(Current)			(2) Spouse's Employer:		
Address & Phone #:			Address & Phone #:		
Supervisor's Name & Phone #:			Supervisor's Name & Phone #:		
How long:	Annual Salary:	How long:	Annual Salary:		
Position:			Position:		
List all vehicles:		[Note: All vehicles must conform to vehicle guidelines]			
List all vehicles:		[Note: All vehicles must conform to vehicle guidelines]			
Year/Make/Model:	Tag #:	State:	Color:		
Year/Make/Model:	Tag #:	State:	Color:		
Have you ever been convicted of a felony? _____ a misdemeanor? _____ If yes, explai					
Have you ever been evicted? _____ If yes, explain					
List 3 personal or business references with phone numbers:					
1		2		3	
Personal or Business (circle one)		Personal or Business (circle one)		Personal or Business (circle one)	
Do you have a pet?		What kind?			
Pet Weight:		Pet Name:			
<p>Application is hereby made to rent a ____-bedroom apartment known as _____ (apartment address) under a lease for ____ months beginning on the _____ day of _____, 200___. It is understood that the rental includes garbage removal, that no pets will be permitted except by separate agreement, if permitted at all, that the premises are to be used as a residence by no more than ____ persons, and that occupancy is subject to possession being delivered by present occupant where applicable.</p> <p>Security Deposit in the sum of \$ _____ is made herewith to be held with the clear understanding that this application, including each prospective occupant, is subject to approval and acceptance. The applicant agrees to execute a lease and pay the first month's rent before possession is given. THE APPLICANT HAS A MAXIMUM OF THREE (3) DAYS WITHIN WHICH TO CANCEL THIS APPLICATION IN WRITING AND HAVE HIS SECURITY DEPOSIT RETURNED TO HIM. If this applicant is cancelled after 3 days, or should the applicant not execute a lease or occupy premises within 30 days, the security deposit may be forfeited as liquidated damages. If this application is not approved and accepted by the owner or agent, the security deposit will be refunded.</p>					
Security Deposit \$ _____		By signing, the applicant gives his permission for the Landlord or his agent to investigate the information supplied by the applicant and a full disclosure of pertinent facts may be made to Landlord. Credit report, criminal background information, and landlord history will be provided by National Tenant Network.			
Pet Deposit (if allowed) \$ _____					
Total Deposit Received \$ _____					
Non-Refundable Pet Fee \$ _____					
Administrative Fee \$ _____					
Application Fee \$ _____					
Total Money Received \$ _____		Signature of Applicant		Date	
		Signature of Applicant		Date	
Received by _____					
Check # _____		Money Order # _____		KRS 1/2007	

RESIDENT SELECTION CRITERIA

Please take a moment to read our occupancy standards listed below before completing an application. Prospective residents **must** meet all the required qualifications in order to be considered for residency. We thank you for your interest in our apartment community!!

Age:

All applicants must be at least **18** years of age.

Employment:

Prospective residents must be gainfully employed (verifiable through their employer's personnel office or their immediate supervisor) or have proof of adequate income from other sources. In the event a prospective resident is self-employed, a verifiable tax statement showing earnings from the previous year must be available.

Income:

A prospective resident's gross monthly income (G.M.I) must be equal to, or greater than, three and a half (3 1/2) times the amount of the monthly market rental rate of the apartment to be leased. Gross Annual Income (G.A.I) is calculated at 42 times the "market rental rate".

For example, Rent = \$650, G.M.I. = \$2,275 or G.A.I. = \$27,300 Rent = \$850, G.M.I. = \$2,975 or G.A.I. = \$35,700
 Rent = \$750, G.M.I. = \$2,625 or G.A.I. = \$31,500

Credit References and Rental History:

Each prospective resident should have verifiable credit accounts in good standing with current rating no less favorable than an I3 or R3. Any accounts with ratings below these criteria must reflect a zero balance or letter from an attorney or creditor, on company letterhead, stating payment arrangements and history. The prospective resident should also have a satisfactory rental payment history or mortgage payment history. *Medical, college loans, or bankruptcy collection accounts (with proof of all bad debt included in bankruptcy) are exceptions to the stated credit policy.

Roommates:

Each prospective resident must complete an application, and each applicant must meet the criteria for occupancy with the exception of income, which can be combined.

Co-Signer/Guarantor of Lease:

If applicant does not meet the qualification criteria for income, a Co-signer/Guarantor may be permitted if the following qualifications are met:

- Co-Signer/Guarantor must qualify on above stated terms for employment, residence history, and credit
- Co-Signer/Guarantor's gross monthly income must be equal to six (6) times the amount of the monthly rental of the apartment to be leased
- Co-signer/Guarantor must sign lease agreement and all applicable addenda

Occupancy Standards:

Maximum 2 persons in a one-bedroom apartment Maximum 4 persons in a two-bedroom apartment
Maximum 6 persons in a three-bedroom apartment

Criminal History:

Background checks will be conducted on all prospective residents. Applicant may be denied for misdemeanor convictions involving crimes against persons or drug related offenses. Felony convictions result in automatic denials.

I UNDERSTAND AND ACCEPT THESE OCCUPANCY STANDARDS.

_____	_____
Applicant	Date
_____	_____
Applicant	Date
_____	_____
Community Representative	Date

This property will not discriminate against any person based on race, color, religion, sex, national origin, Familial status or handicap.

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The following list of breeds of dogs are restricted from this community:

Bull Mastiffs Chows Dalmatians Doberman Pincers Pit Bulls Rottweilers