

Community Name: _____

SafeRent Transaction # _____

Apt. Applied for: _____

Leasing Agent: _____

Applicable Rent: _____

check one: ___ RESIDENT ___ GUARANTOR



RENTAL APPLICATION
PLEASE COMPLETE ALL FIELDS -- FRONT AND BACK
USE N/A IF NOT APPLICABLE



APPLICANT INFORMATION -- ONE APPLICATION PER ADULT APPLICANT

APPLICANT'S NAME LAST	FIRST	M.I.	BIRTHDATE / /	SS#	DRIVER'S LIC. & STATE
EMAIL ADDRESS	HOME PHONE NUMBER		CELL PHONE NUMBER		
PRESENT ADDRESS	APT #	CITY	STATE	ZIP CODE	
HOW LONG AT THIS ADDRESS	RENT/OWN	LANDLORD/MORTGAGE CO.			
PREVIOUS ADDRESS	APT #	CITY	STATE	ZIP CODE	
HOW LONG AT THIS ADDRESS	RENT/OWN	LANDLORD/MORTGAGE CO.			
NAME OF PERSONS TO OCCUPY APARTMENT			RELATIONSHIP	DATE OF BIRTH	
_____			_____	_____	
_____			_____	_____	
_____			_____	_____	

EMPLOYMENT

PRESENT EMPLOYER	POSITION	PHONE NO.	NO. OF YEARS	SALARY \$	PER
EMPLOYER ADDRESS	SUPERVISOR	CITY	STATE	ZIP CODE	
PREVIOUS EMPLOYER	POSITION	PHONE NO.	NO. OF YEARS	SALARY \$	PER
PREVIOUS EMPLOYER ADDRESS	SUPERVISOR	CITY	STATE	ZIP CODE	

OTHER SOURCES OF INCOME

BANK REFERENCES: BANK	LOCATION (BRANCH)	CHECKING ACCOUNT NO.	SAVINGS ACCOUNT NO.
ADDITIONAL INCOME - DESCRIBE SOURCE AND HOW TO VERIFY	\$	PER	

PERSONAL

NO. OF VEHICLES TO BE PARKED ON COMMUNITY						
VEHICLES - MAKE / MODEL (1)		LICENSE NO.	COLOR		YEAR	
(2) MAKE / MODEL		LICENSE NO.	COLOR		YEAR	
IN CASE OF EMERGENCY, CONTACT:		RELATIONSHIP	ADDRESS		PHONE NO.	
NUMBER OF PETS	TYPE(S) / BREED(S)	NAME(S)	AGE(S)	WEIGHT(S)	COLOR(S)	DATE OF LAST RABIES VACCINATION(S)

HOW DID YOU HEAR ABOUT US?

PRIMARY SOURCE	OTHER SOURCE
IF LOCATOR / BROKER, PLEASE LIST NAME OF AGENT AND COMPANY	
IF RESIDENT REFERRAL, PLEASE LIST CURRENT RESIDENT'S NAME	

MOISTURE AND MOLD

MOISTURE ISSUES AND APPARENT MOLD GROWTH MAY HAVE BEEN DISCOVERED FROM TIME TO TIME WITHIN THE COMMON AREAS AND INDIVIDUAL APARTMENT UNITS WITHIN THIS PROPERTY. AS WITH ANY OTHER PROPERTY, THERE MAY BE MOISTURE AND MOLD ISSUES AT THIS PROPERTY IN THE FUTURE AND YOUR COOPERATION AND COORDINATION WITH THE MANAGEMENT COMPANY'S AND/OR OWNER'S INSPECTION PROCESS AND ANY NECESSARY AND APPROPRIATE CORRECTIVE ACTION MAY BE REQUIRED. SHOULD YOU HAVE ANY MAINTENANCE ISSUES REGARDING MOISTURE AND/OR MOLD GROWTH, YOU MUST PROMPTLY REPORT THEM TO THE MANAGEMENT COMPANY AND/OR OWNER SO THAT THEY CAN BE PROMPTLY ADDRESSED BY TRAINED PERSONNEL AND/OR SUITABLY QUALIFIED CONTRACTORS RETAINED BY MANAGEMENT AND/OR OWNER.

RENTAL / CRIMINAL HISTORY

CHARLES E. SMITH RESIDENTIAL RESERVES THE RIGHT NOT TO LEASE TO ANY INDIVIDUAL WHO HAS BEEN EVICTED, BROKEN A PRIOR LEASE, DECLARED BANKRUPTCY, BEEN SUED FOR NON-PAYMENT OF RENT OR DAMAGE TO RENTAL PROPERTY, CONVICTED OF CERTAIN CRIMES, ARRESTED FOR CERTAIN CRIMES WHERE A TRIAL IS PENDING, OR WHO IS LISTED BY THE FBI AS A FUGITIVE OR A TERRORIST. TO DETERMINE APPLICANT'S ELIGIBILITY, PLEASE ANSWER THE FOLLOWING QUESTIONS:

HAS ANY APPLICANT EVER BEEN EVICTED OR ASKED TO MOVE OUT? YES ___ NO ___ BROKEN A RENTAL AGREEMENT OR LEASE? YES ___ NO ___ DECLARED BANKRUPTCY? YES ___ NO ___ BEEN SUED FOR NON-PAYMENT OF RENT OR FOR DAMAGE TO RENTAL PROPERTY? YES ___ NO ___

HAS ANY APPLICANT EVER BEEN CONVICTED OF A FELONY, ANY CRIME INVOLVING VIOLENCE, ANY CRIME INVOLVING DRUGS, DAMAGE TO PROPERTY, OR A SEXUAL OFFENSE? YES ___ NO ___ BEEN ARRESTED FOR ANY OF THE FOREGOING OFFENSES WHERE A TRIAL IS PENDING? YES ___ NO ___ "YES" IS MARKED FOR ANY RESPONSE, PLEASE PROVIDE FURTHER DETAILS ON THE REVERSE SIDE OF THIS APPLICATION (E.G., DATE OF CONVICTION AND TYPE OF OFFENSE). FURTHER INFORMATION MAY BE REQUIRED TO DETERMINE ELIGIBILITY FOR A RENTAL.

CONSENT

APPLICANT HEREBY CONSENTS TO ALLOW CHARLES E. SMITH RESIDENTIAL, THROUGH ITS DESIGNATED AGENT AND EMPLOYEES, TO OBTAIN CREDIT INFORMATION, CRIMINAL HISTORY (INCLUDING A CONFIRMATION THAT THE APPLICANT IS NOT LISTED ON THE FBI'S "MOST WANTED FUGITIVES" AND "MOST WANTED TERRORISTS" LISTS) AND RELATED INFORMATION REGARDING THE APPLICANT FOR THE PURPOSE OF DETERMINING WHETHER OR NOT TO ENTER INTO AN APARTMENT LEASE WITH APPLICANT. APPLICANT UNDERSTANDS THAT, SHOULD APPLICANT LEASE AN APARTMENT, CHARLES E. SMITH RESIDENTIAL AND ITS AGENT SHALL HAVE A CONTINUING RIGHT TO REVIEW APPLICANT'S CREDIT INFORMATION, RENTAL APPLICATION, PAYMENT HISTORY, OCCUPANCY HISTORY, CRIMINAL BACKGROUND HISTORY AND RELATED INFORMATION FOR ACCOUNT REVIEW PURPOSES AND FOR IMPROVING APPLICATION METHODS. APPLICANT UNDERSTANDS THAT PROVIDING FALSE, FRAUDULENT OR MISLEADING INFORMATION IS GROUNDS FOR DENIAL OF RESIDENCY OR TERMINATION OF APPLICANT'S RIGHT OF OCCUPANCY.

ACKNOWLEDGEMENT

WHILE MANAGEMENT'S POLICY IS TO OBTAIN A STANDARD CRIMINAL BACKGROUND CHECK, PERFORMED BY A NATIONAL SCREENING COMPANY, ON ALL APPLICANTS, MANAGEMENT CANNOT GUARANTEE THAT A BACKGROUND CHECK HAS BEEN PERFORMED ON ALL RESIDENTS. NOR IS MANAGEMENT ABLE TO GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION OBTAINED FROM THE SCREENING COMPANY OR THAT THE LACK OF A CRIMINAL RECORD GUARANTEES THE SAFETY OF ALL RESIDENTS. APPLICANT UNDERSTANDS THAT THE MANAGEMENT COMPANY AND OWNER ARE RELYING ON THE INFORMATION IN THIS APPLICATION AND ITS ACCURACY. THE LEASE MAY BE CANCELED IF THE APPLICANT HAS MADE ANY MISLEADING OR FALSE STATEMENTS IN THIS APPLICATION.

TO BE FILLED IN BY MANAGEMENT (PROVISIONS STATED IN LEASE SHALL CONTROL)

CONTEMPLATED MONTHLY CHARGES (DUE THE 1ST OF EACH MONTH)		CONTEMPLATED MOVE IN DEPOSITS, RENTS AND FEES (DUE AT TIME OF APPLICATION OR MOVE IN)	
BASE RENT	\$ _____	REFUNDABLE SECURITY DEPOSIT	\$ _____
PET RENT	\$ _____	REFUNDABLE PET DEPOSIT	\$ _____
OTHER RENT	\$ _____	NON-REFUNDABLE PET SANITATION FEE	\$ _____
OTHER _____	\$ _____	APPLICATION FEE	\$ _____
OTHER _____	\$ _____	NON-REFUNDABLE MOVE IN FEE	\$ _____
CONCESSIONS GIVEN		CONDITIONAL ACCEPTANCE FEE	\$ _____
ONE-TIME / UPFRONT	\$ _____	OTHER _____	\$ _____
MONTHLY	\$ _____	OTHER _____	\$ _____
TOTAL DUE MONTHLY*	\$ _____	TOTAL DEPOSITS DUE	\$ _____
LEASE DATES: BEGIN _____ END _____		TOTAL RENTS / FEES DUE	\$ _____
		PRO-RATED RENT DUE BY MOVE IN DATE	\$ _____
LESSOR ACKNOWLEDGES RECEIPT OF CHECK # _____ AND / OR MONEY ORDER # _____ ON (DATE) _____			\$ _____
LESSOR ACKNOWLEDGES RECEIPT OF CREDIT CARD # _____ EXP DATE _____ ON (DATE) _____			\$ _____
TOTAL REMAINING BALANCE (RENT, DEPOSITS, AND/OR FEES) DUE ON OR BEFORE MOVE IN DATE			\$ _____

AS EARNEST MONEY ON ACCOUNT FOR THE ABOVE DESCRIBED APARTMENT, APPLICANT UNDERSTANDS THAT THE APPLICATION FEE IS NON-REFUNDABLE. APPLICANT FURTHER UNDERSTANDS THAT MANAGEMENT WILL ADHERE TO RELEVANT STATE LAWS IN CONNECTION WITH ALL SECURITY DEPOSITS. MOVE-IN FEE AND/OR COMMON AREA AMENITY RENT MAY BE REFUNDABLE IF THE APPLICATION IS REJECTED BY MANAGEMENT; AND PET SANITATION MAY BE REFUNDABLE IF APPLICANT DOES NOT TAKE POSSESSION OF THE RENTAL UNIT. APPLICANT UNDERSTANDS THAT ANY CHANGES TO THE LEASE TERM, MOVE IN DATE, OR APARTMENT HOME SELECTED IS LIKELY TO RESULT IN AN ADJUSTMENT TO THE RENTAL RATE, DEPOSIT, AND/OR FEES REQUIRED.

APPLICANT AGREES TO EXECUTE A LEASE AGREEMENT WITHIN 72 HOURS OF APPLICATION APPROVAL NOTIFICATION.

* IN ADDITION, APPLICANT UNDERSTANDS THAT PAYMENT OF THE FOLLOWING UTILITIES IS THE SOLE RESPONSIBILITY OF THE RESIDENT: ___ ELECTRIC, ___ GAS, ___ CABLE, ___ TELEPHONE, ___ WATER/SEWER, ___ TRASH.

APPROVALS

DATE PROCESSED _____ APPROVED _____ NOT APPROVED _____ APPROVED WITH CONDITIONAL FEE _____ APPROVED W/GUARANTOR _____

APPLICANT NOTIFIED BY: _____ DATE: _____ TIME: _____

SIGNATURE OF APPLICANT

X _____ Date _____

X _____ Date _____

CHARLES E. SMITH RESIDENTIAL ASSOCIATE SIGNATURE

FOR OFFICE USE ONLY: GOVERNMENT ISSUED ID VERIFIED (FOR INDIVIDUALS PRESENT AT THE SITE ONLY)

NAME : _____ ID TYPE: _____ ID #: _____