

THE PARK AT WHISPERING PINES

Resident Qualifying Information

Our credit policy is to thoroughly investigate everyone making application within a community managed by GraPat Group, Inc. All financially responsible parties living in our apartment homes must qualify and sign a lease. Each applicant must qualify on his/her own ability and a picture ID will be necessary to verify applicant and addresses with the application. Management reserves the right to require lease co-signers, double deposits and/or prepaid rent.

WE ASSESS THE FOLLOWING:

1. **Residence History** – We verify your present and past residences, the length of residency; the record of your payments; the condition of the apartment upon your vacating; the dollar amount of damages there may have been to such apartment; noise complaints; written notice given and rental amount. A minimum of the most recent one-year period is verified. Positive rental history is no more than three late payments within a six-month period. No more than two NSF checks within a 6-month period. If an eviction was filed, your application is automatically declined.
2. **Employment/Income Verification** – We verify your employment; name of employer; length of employment; any anticipated layoffs; gross salary. You must earn three times the equivalent of the designated rent (to include a \$100.00 monthly variance). If unemployed, you must show proof of unearned income. If self-employed, a tax return and/or other documentation must be available to show income three times the monthly rent.
3. **Credit Report** – We will review your credit report provided by the local credit bureau. All credit must be rated acceptable per community guidelines. Should you have outstanding balance on utilities and/or apartment communities, a receipt showing proof that all balances have been paid in full is necessary to be considered for residency.
4. **Criminal Background** – This will be conducted through a recent criminal record report. Positive background checks only to be accepted. Negative criminal history is any convictions or guilty pleas committed within the last 10 years (to include 2nd offence or greater DUI or DWI) or violent crimes such as murder, rape, armed robbery and any sex-related crimes committed at *any time* or any association to terrorism. In its discretion, Management may take into account extenuating circumstances (such as the youth of the offender) in the case of a conviction or guilty plea for a misdemeanor or a felony that is not a violent crime, a sex-related crime or a terrorist-related crime.

5. **Non U.S. Citizen** – You must qualify on Numbers 1 – 4 above in addition to providing proof of current VISA and current PASSPORT. If a Social Security number has been applied for, you must show documentation. We reserve the right, based upon our findings, to accept or reject your application.

LESSEE

LESSOR

Date: _____

Date: _____

****If you are applying for residency via fax and/or mail, a copy of a federally issued picture ID is required and all applications must be notarized.****

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Community Rental Application

Office Use Only:

Date Received: _____	Time Received: _____	Apartment #: _____	Size: _____
Base Rent: \$ _____	Premium(s): \$ _____	Premium Type(s): _____	
Total Monthly Rent: \$ _____			

Name (Tenant 1): _____

Lease Term Desired: _____ Desired Date of Occupancy: _____

Single Married Widowed Divorced Separated SSN: _____

Date of Birth: _____ Drivers License Number: _____

Present Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone #: _____ Cell Phone #: _____

Email Address: _____

Name (Tenant 2): _____

Relationship to Tenant 1: _____ SSN: _____

Date of Birth: _____ Drivers License Number: _____

Present Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone #: _____ Cell Phone #: _____

Email Address: _____

NOTE: Other Persons that will occupy this apartment are set forth on Addendum A.

Present Landlord (Tenant 1): _____

Landlord's Phone Number: _____ **Rental Rate:** _____ **How long:** _____

Present Landlord (Tenant 2): _____

Landlord's Phone Number: _____ **Rental Rate:** _____ **How long:** _____

Tenant 1 Employer: _____

Phone Number: _____ **Monthly Gross Income:** _____

Occupation: _____ **How Long:** _____

Tenant 2 Employer: _____

Phone Number: _____ **Monthly Gross Income:** _____

Occupation: _____ **How Long:** _____

Other Income Source(s): _____ **Amount:** _____

Other Income Source(s): _____ **Amount:** _____

Vehicles to be parked on the premises by applicant, spouse or children (Include cars, motorcycles, boats campers, etc.)

Year: _____ **Make:** _____ **Model:** _____

Color: _____ **Plate Number:** _____

Year: _____ **Make:** _____ **Model:** _____

Color: _____ **Plate Number:** _____

Year: _____ **Make:** _____ **Model:** _____

Color: _____ **Plate Number:** _____

Emergency contact person for Tenant(s):

Name: _____

Phone Number: _____ **Relationship:** _____

Email Address: _____

Pets: Yes _____ No _____

Number of pets: _____ **Weight of pet(s):** _____

Type of Pet(s): _____ **Color:** _____

Applicant must pay a NONREFUNDABLE pet fee in the amount of \$300.00 per pet and \$10.00 per month per pet. No pet may exceed 25 pounds at maturity and no more than two pets are allowed per apartment. THIS FEE DOES NOT COVER PET DAMAGE.

1) Have you or anyone involved in the leasing of this apartment ever been evicted or asked to leave an apartment or sued for nonpayment of rent, nuisances or damages to property?

Yes _____ No _____ If yes, explain _____

2) Have you or anyone involved in the leasing of this apartment ever been convicted for any violation of state or federal law?

Yes _____ No _____ If yes, explain _____

The above information is correct to the best of my knowledge. I have no objection to inquiries for the purpose of verification of the above statements. It is understood that the above information will be held strictly confidential. I authorize Management to verify the information provided in this application and if such information received in the verification process does not fall within the guidelines of the Apartment Admission Guidelines and/or our Rental Policy, as established by the Management or if a "yes" answer is received in the question section of this application, or if information listed above is found not to be true; that your application may be denied. Applicant has deposited herewith a sum of \$ _____ (not as rental payment)

to be refunded as hereinafter provided. **In the event that the application is approved and applicant fails or refuses to enter into the contemplated lease, owner shall retain said deposit. In the event this application is not approved for any reason, said deposit will be returned to the applicant.** With the submission of this application, Applicant has paid a non-refundable credit application fee of \$_____. This application is made with the understanding that it is subject to the acceptance by the lessor or his agent and subject to execution by an agent of said company and delivery of a leases covering said premises. Please allow appropriate time for processing of your application for credit, background, employment, etc. The applicant agrees that he/she shall not have any right to occupy any of the premises of the lessor until the execution by the applicant and by the lessor of a written lease of the particular apartment to be leased and payment of all monies due.

Signature of Applicant

Signature of Applicant

Signature of Manager

Date and Time: _____

This application has been received and _____ (is/is not) approved.