

Rental Application

Community: _____ Apartment #: _____ Type: _____ Today's Date: _____

Leasing Consultant: _____ Move-In Date: _____

How did you learn of us?										
NAME (First, Middle, Last)			Birthdate		Soc. Sec. #: Dr. Lic. #: Foreign Citizen ID#		Home Phone #:		Cell Phone #:	
SPOUSE (First, Middle, Last)			Birthdate		Soc. Sec. #: Dr. Lic. #: Foreign Citizen ID#		Work Phone #:		E-mail Address:	
ADDRESS					Zip		<input type="checkbox"/> Own-Mortgage Co.: <input type="checkbox"/> Rent-Owner: Landlord's Phone #:		Monthly Pymt. \$	
Present:					Street Apt.# City State		Monthly Pymt. \$		Date moved-in:	
Previous:					Street Apt.# City State		Monthly Pymt. \$		Address From/To:	
Previous:					Street Apt.# City State		Monthly Pymt. \$		Address From/To:	
EMPLOYMENT			City, State		Monthly Income:		Position		Phone #	
Current:			Company Address		\$				Employed Since	
Previous:			Company Address		\$				Employed From/To:	
Previous:			Company Address		\$				Employed Since	
Spouse:			Company Address		\$				Employed Since	
REFERENCES										
Bank:			Bank Name Checking Acct. #:		open <input type="checkbox"/> closed <input type="checkbox"/>		Branch Location City, State		Bank's Phone #:	
Bank:			Bank Name Savings Acct. #:		open <input type="checkbox"/> closed <input type="checkbox"/>		Branch Location City, State		Bank's Phone #:	
OTHER INCOME			Income Source:		<input type="checkbox"/> Monthly, or <input type="checkbox"/> Annual Income Amt.: \$		Type of Other Income:		Income Source: \$	
Type of Other Income:			Full Name Birthdate		Full Name Birthdate		Full Name Birthdate		Full Name Birthdate	
OTHER OCCUPANTS:										
PET (Possession of a pet may require a pet deposit and/or agreement)										
<input type="checkbox"/> No Pet, <input type="checkbox"/> Yes Pet - If yes: How many? Type: Breed: Weight: Color: Age: Name:										
EMERGENCY CONTACT:										
Full Name Address City ST Zip Phone # Relationship:										
PARENTS or CLOSEST RELATIVE:										
Full Name Address City ST Zip Phone # Relationship:										
AUTOMOBILE/S										
1 st Car Year Make Model Color Tag # State										
2 nd Car Year Make Model Color Tag # State										
MILITARY STATUS (Active Duty Only)										
Rank: Monthly Pay: \$			Enlistment Ends (Mo/Day/Yr):			Assigned to Unit:				
Unit's Address: Street/P.O. Box City State Zip			Unit Telephone							
Immediate Non-com:			Commanding Officer:			Unless given a permanent change-of-duty (unknown to me at this time), I will be able to fulfill this agreement. I understand that military orders authorizing base housing DO NOT constitute change-of-duty, nor does assignment to a cruise relieve me of this agreement's term. <input type="checkbox"/> YES				

ACKNOWLEDGEMENT

I hereby consent to allow Simpson Property Group, LP, through its designated agents and employees, to obtain and verify the above information including references, credit information and criminal background if required for the purpose of determining whether or not to lease to me an apartment and to ensure Simpson Property Group's compliance with U.S. Laws. I understand that Simpson Property Group, LP and its agents shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history. The applicant has paid a non-refundable fee of \$ _____ for the costs and expenses in checking credit and references. Applicant represents that statements made on application are true and complete. Applicant acknowledges that false information will constitute reason for denial of application, termination of right of occupancy and forfeiture of deposits and fees paid.

Applicant has paid \$ _____ earnest money to hold an apartment available from date of application to date of lease initiation. In no event shall period exceed 30 days. If this application is not approved, applicant withdraws application within 72 hours of the date of application, or apartment for any reason is not available for occupancy, \$ _____ of the earnest money will be refunded. After the initial 72-hour period, if applicant cancels the application, refuses to sign the lease or occupy the premises on the agreed date, earnest money is forfeited. Upon occupying the premises, earnest money will be applied to monies owed at the time of move-in, such as apartment deposit, miscellaneous fees, rent, etc.

Simpson Property, LP does business in accordance with the Equal Credit Opportunity Act, which prohibits discrimination against credit applicants on the basis of gender or marital status. Simpson Property, LP follows Fair Housing Laws and does not discriminate based on gender, race, color, religion, national origin, familial status or disability.

Any changes to the above provisions must be made in writing. Any provisions not specifically noted on this application must be in writing.

I HAVE READ AND AGREE TO THE ABOVE PROVISIONS AS STATED



Credit Scoring And Your Application to Rent an Apartment



Ever wonder how a creditor decides whether to grant you credit? For years, creditors have been using credit scoring systems to determine if you'd be a good risk for credit cards and auto loans. More recently, credit scoring is being used to help apartment community managers evaluate your likelihood to fulfill an apartment lease.

Our leasing agents use SafeRent for credit scoring and applicant screening because SafeRent provides fast, accurate results and its credit scoring method complies with all federal housing regulations. Read on to see how scoring works in helping to decide who gets an apartment and why.

What is credit scoring?

Credit scoring is a system that creditors use to help determine whether to give you credit. Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts, is collected from your credit application and your credit report. Using a statistical program, creditors compare this information to the credit performance of consumers with similar profiles. A credit scoring system awards points for each factor that helps predict who is most likely to repay a debt (or, in this case, fulfill the lease). A total number of points — a credit score — helps predict how creditworthy you are, that is, how likely it is that you will make the payments when due.

Why is credit scoring used?

Credit scoring is based on real data and statistics, so it usually is more reliable than subjective or judgmental methods. It treats all applicants objectively. Judgmental methods typically rely on criteria that are not systematically tested and can vary when applied by different loan officers or apartment leasing professionals.

What can I do to improve my score?

Credit scoring models are complex and often vary among creditors or apartment management companies. If one factor changes, your score may change — but the total improvement generally depends on how that factor relates to other factors considered by the model. Nevertheless, scoring models generally evaluate the following types of information in your credit report:

- Have you paid your bills on time? Payment history is typically a significant factor. It is likely that your score will be negatively affected if you have paid bills late, had an account referred to collections, or declared bankruptcy.
- What is your outstanding debt? Your score is likely to be negatively affected if the amount you owe is close to your credit limit.
- How long is your credit history? An insufficient credit history may have an effect on your score, but that can be offset by other factors, such as timely payments and low balances.
- Have you applied for new credit recently? If you have applied for too many new accounts recently, that may negatively affect your score.
- How many and what type of credit accounts do you have? Although it is generally good to have established credit accounts, too many credit card accounts may have a negative effect on your score.

Credit models also evaluate information from your application, such as income and length of employment.

To improve your application score under most models, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

www.saferent.com

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Rental Criteria for Turtle Creek Apartments

Simpson Property Group does not discriminate against persons based on race, color, religion, gender, national origin, familial status or disability. The rental criteria below explains the policies of this community with regard to qualifying standards which must be met by each adult applicant in order to be approved for residency.

Identity Verification: All applicants are required to show a driver's license or a government issued photo identification.

Rental Application: Rental applications are to be completed by each applicant 18 years and older. Any omission or falsification may result in rejection of an application. Upon approval all residents over the age of 18 MUST sign the lease.

Income Verification: Income verification is due prior to move in. One or more of the following documents are required for verification: recent pay stub, tax return, or a letter from the employer on company letterhead.

Credit History: Credit history will be verified by SafeRent. The applicant will receive a credit score based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the credit score, the application will be accepted, denied or accepted with conditions. Accept with Conditions requires an additional deposit equal to one month's rent. If the application is Denied, you will be given a letter explaining the reasons you were denied and the application cannot be accepted. Applicants with no credit history must provide: proof of income and satisfactory rental history.

Income/Employment: Monthly gross income shall be 3 times the monthly rental amount. Allowances from inconsistent income such as alimony, child support, commissions or tips will require written legal verification. In the event an applicant is self-employed, previous income must be provided by tax forms. Applicant(s) must show at least one-year stable employment history, or have just graduated from college and is able to provide an offer letter from a new employer. An applicant will not be processed without presentation of THE MOST CURRENT CHECK STUB OR BANK STATEMENT.

Residents of Foreign Countries: If the applicant has no social security number, the following will be required: Proof of foreign citizenship, Written verification of employment or recent pay stubs, Proof of income equal to three times the monthly rent.

Background screening of each applicant is completed for sex offenders, known terrorists, narcotic traffickers, money laundering, and other wanted fugitives. Applicants appearing on these lists or convicted of these offenses will be denied for residency. If the applicant is approved for residency and at any time during residency the applicant appears on any of these lists or is convicted of these offences, management can terminate the lease.

Co-Signers: Co-signers will only be accepted for those applicants who are college students. Co-signers monthly income shall be 4 times the monthly rental amount. Cosigner must sign the lease addendum and is held responsible for the lease.

Applicant Administration Fee: An application administration fee must be submitted with the application for residency. If for any reason the application is declined, the fee will be refunded in full. If the application is accepted with conditions an additional one-month deposit will be required. If the application is approved and the applicant cancels outside 72 hours, management will retain the fee.

Maximum Occupancy Standards: One Bedroom: Two People, Two Bedroom: Four Persons, Three Bedrooms: Six Persons

I have read and understand the above and I hereby consent to allow Turtle Creek Apartments, through its designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, Turtle Creek Apartments, and its agent shall have a continuing right to review my credit information, rental application, payments history and occupancy history for account review purposes and for improving application methods.

Applicant Signature

Date

Applicant Signature

Date

Management Signature

Date