

WINDSOR COMMUNITIES

RENTAL APPLICATION

OFFICE USE ONLY:

Community Name: _____

Credit Retriever Transaction # _____

Marketing Rep.: _____

How did you hear about us? _____

Please tell us your reason for leasing: _____



PLEASE COMPLETE ALL FIELDS. USE N/A IF NOT APPLICABLE.

APPLICANT INFORMATION (EACH APPLICANT MUST FILE A SEPARATE APPLICATION)

APARTMENT APPLIED FOR *		NEW MAILING ADDRESS			
APPLICANT'S NAME LAST		FIRST	MIDDLE		
BIRTH DATE		SOCIAL SECURITY #		DRIVE LICENSE # AND STATE	
EMAIL ADDRESS			HOME PHONE NUMBER		
CURRENT ADDRESS APT #		CITY	STATE	ZIP CODE	
RENT OR OWN?	HOW LONG AT THIS ADDRESS?	MONTHLY RENT OR MORTGAGE	LANDLORD OR MORTGAGE CO.	PHONE #	
PREVIOUS ADDRESS APT #		CITY	STATE	ZIP CODE	
RENT OR OWN?	HOW LONG AT THIS ADDRESS?	MONTHLY RENT OR MORTGAGE	LANDLORD OR MORTGAGE CO.	PHONE #	
NAME OF PERSONS TO OCCUPY APARTMENT (ALL APPLICANTS OVER THE AGE OF 18 WHO WILL BE RESIDING ON THE PREMISES MUST FILL OUT A SEPARATE APPLICATION.)		NAME		RELATIONSHIP	DATE OF BIRTH / /
					/ /
					/ /
					/ /

EMPLOYMENT

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

OTHER SOURCES OF INCOME

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

PERSONAL

# VEHICLES PARKED ON COMMUNITY: _____	VEHICLE - MAKE/MODEL (1)	LICENSE NO.	STATE	COLOR	YEAR
	VEHICLE - MAKE/MODEL (2)	LICENSE NO.	STATE	COLOR	YEAR
	VEHICLE MAKE/MODEL (3)	LICENSE NO.	STATE	COLOR	YEAR
IN CASE OF EMERGENCY, CONTACT:	RELATIONSHIP	ADDRESS			PHONE NO.
BREEDS AND NAMES OF ALL PETS				MATURE WEIGHT(S)	AGE(S)

* IF WE CANNOT PROVIDE THIS SPECIFIC APARTMENT ON THE MOVE IN DATE WE RESERVE THE RIGHT TO PROVIDE YOU WITH A SIMILAR APARTMENT. IF THE DELAY IN PROVIDING YOU WITH YOUR APARTMENT OR A SIMILAR APARTMENT IS LONGER THAN SEVEN (7) DAYS, YOU MAY CANCEL THIS RESERVATION OR TERMINATE THE LEASE BY NOTIFYING US IN WRITING.

RENTAL / CRIMINAL HISTORY

WINDSOR PROPERTY MANAGEMENT COMPANY ("WINDSOR") RESERVES THE RIGHT NOT TO LEASE TO PERSONS WHO HAVE BEEN EVICTED, ASKED TO MOVE OUT, SUED FOR NON-PAYMENT OF RENT, OR SUED FOR RENTAL PROPERTY DAMAGE. UNLESS THE LAW REQUIRES, WINDSOR DOES NOT LEASE TO PERSONS WHO ANSWER "YES" TO ANY OF THE QUESTIONS NUMBERED 3 THROUGH 5 BELOW. WINDSOR IS PROHIBITED BY LAW FROM LEASING TO PERSONS LISTED ON THE DEPT. OF THE TREASURY'S OFAC LIST OF SUSPECTED TERRORISTS AND DRUG TRAFFICKERS. PLEASE ANSWER THE FOLLOWING QUESTIONS.

- 1. HAS ANY APPLICANT BEEN SUED FOR NON-PAYMENT OF RENT OR FOR RENTAL PROPERTY DAMAGE? _____ YES _____ NO
- 2. HAS ANY APPLICANT BEEN EVICTED OR ASKED TO MOVE OUT? _____ YES _____ NO
- 3. HAS ANY APPLICANT BEEN CONVICTED OF ANY CRIME INVOLVING VIOLENCE AGAINST PERSONS, ILLEGAL DRUGS, ILLEGAL FIREARM USE, OR A SEXUAL OFFENSE? _____ YES _____ NO
 BEEN ARRESTED FOR ANY OF THESE CRIMES WHERE A TRIAL IS PENDING? _____ YES _____ NO
 BEEN CHARGED WITH ANY OF THESE CRIMES AND PLED GUILTY OR NO CONTEST OR HAD ADJUDICATION WITHHELD OR DEFERRED? _____ YES _____ NO
- 4. IS ANY APPLICANT REGISTERED OR UNDER CONSIDERATION FOR REGISTRATION AS A SEXUAL OFFENDER? _____ YES _____ NO
- 5. IS ANY APPLICANT LISTED ON THE OFFICE OF FOREIGN ASSET CONTROL'S LIST OF PERSONS AND ENTITIES WHO COMMIT, THREATEN TO COMMIT, OR SUPPORT TERRORISM? _____ YES _____ NO

CONSENT

I HEREBY CONSENT TO ALLOW WINDSOR THROUGH ITS DESIGNATED AGENT AND ITS EMPLOYEES, TO OBTAIN MY CREDIT INFORMATION, PAYMENT HISTORY, OCCUPANCY HISTORY, CRIMINAL HISTORY, AND INCOME VERIFICATION FOR THE PURPOSE OF DETERMINING WHETHER OR NOT TO LEASE ME AN APARTMENT. I UNDERSTAND THAT SHOULD I LEASE AN APARTMENT, WINDSOR AND ITS AGENT SHALL HAVE A CONTINUING RIGHT TO REVIEW ALL OF THESE ITEMS AND THE RENTAL APPLICATION. I UNDERSTAND THAT FALSE, FRAUDULENT OR MISLEADING INFORMATION MAY BE GROUNDS FOR DENIAL OF RESIDENCY OR IMMEDIATE TERMINATION OF RESIDENT'S RIGHT OF OCCUPANCY.

ACKNOWLEDGEMENT

NEITHER WINDSOR NOR THE OWNER HAS A DUTY TO VERIFY, AND NEITHER REPRESENTS NOR COVENANTS THAT IT WILL VERIFY, THE ACCURACY OF THE ANSWERS PROVIDED TO THE FOREGOING QUESTIONS CONCERNING PROSPECTIVE TENANTS OR APPLICANTS. FURTHERMORE, WINDSOR AND OWNER HAVE NO DUTY, AND EXPRESSLY DISCLAIM ANY OBLIGATION, TO PERFORM A CRIMINAL BACKGROUND CHECK ON EACH PERSON WHO APPLIES FOR OCCUPANCY IN THE COMMUNITY. WINDSOR DOES NOT REPRESENT OR GUARANTEE THAT ALL RESIDENTS HAVE NO PRIOR CRIMINAL RECORD OR BACKGROUND.

BY SIGNING BELOW, APPLICANT REPRESENTS THAT THE INFORMATION PROVIDED IN THE APPLICATION IS TRUE AND CORRECT. THE APPLICANT UNDERSTANDS AND AGREES THAT WINDSOR AND OWNER ARE RELYING ON THE INFORMATION IN THIS APPLICATION AND ITS ACCURACY AS ATTESTED TO BY THE APPLICANT. WINDSOR AND/OR OWNER MAY TERMINATE AND EXPRESSLY RESERVE THE RIGHT TO TERMINATE RIGHTS OF OCCUPANCY UNDER ANY LEASE OR AGREEMENT ENTERED INTO IF THE APPLICANT HAS MADE ANY MISLEADING, INCORRECT OR UNTRUE STATEMENTS OR OMITTED MATERIAL FACTS IN THIS APPLICATION.

FEES AND DEPOSITS

THE APPLICATION FEE IS NON-REFUNDABLE UNLESS THE LAW PROVIDES OTHERWISE. IT IS AN ESTIMATE OF WINDSOR'S OUT-OF-POCKET, ADMINISTRATIVE AND OVERHEAD COSTS FOR PROCESSING THE APPLICATION. YOU AGREE THAT IT IS A REASONABLE ESTIMATE OF THESE COSTS.

WINDSOR WILL REFUND THE FEES AND DEPOSITS APPLICANT PAID OTHER THAN THE APPLICATION FEE, ONLY IF: (1) WINDSOR REJECTS APPLICANT'S APPLICATION; (2) APPLICANT CANCELS THE APPLICATION FEWER THAN 24 HOURS AFTER SIGNING IT, OR; (3) APPLICANT IS ON A WAITLIST AND CANCELS THE APPLICATION. UNLESS THE LAW REQUIRES, WINDSOR DOES NOT REFUND FEES AND DEPOSITS APPLICANT MAKES WITH THE APPLICATION UNDER ANY OTHER CIRCUMSTANCES.

WINDSOR COMPLIES WITH STATE LAWS IN CONNECTION WITH SECURITY DEPOSITS. 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.

SECURITY DEPOSIT RATE AND TERMS ARE SUBJECT TO CREDIT REVIEW.

SIGNATURE OF APPLICANT

X _____ DATE _____ TIME _____

WINDSOR ASSOCIATE SIGNATURE

X _____ DATE _____ TIME _____

APPROVALS: DATE PROCESSED _____ APPROVED _____ NOT APPROVED _____ APPROVED WITH ADDITIONAL DEPOSIT _____ AMOUNT OF ADDITIONAL DEPOSIT _____

MANAGER APPROVAL: _____ DATE: _____