

Huntington Ridge Holdings, L.P.

Applicant Information

Name:		SSN:	
DOB:	Driver's License # :		State:
Home Phone:		Cell Phone:	Work Phone:
Current Landlord:		Telephone:	Fax:
Current Address:		Apartment #:	
City, State, ZIP:		How Long?	Apartment Size:
Own Rent (Please circle)	Monthly Rent or Mortgage:		Move-out Date:
Previous Landlord:		Telephone:	Fax:
Previous Address:		City, State, ZIP:	
Monthly Rent or Mortgage:	How Long?	Move-out Date:	

Employment Information

Current Employer:		Contact:	How Long?
Employer Address:		City, State, ZIP:	
Telephone:	E-mail:		Fax:
Position/Occupation:	Hourly Salary (Please circle)	Annual income:	

Occupants

Name:	Name:	Name:
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Emergency Contact

In case of emergency, notify:	Telephone:
In case of emergency, do you need any special assistance?	
Emergency access authorized to:	Relationship:
Home Telephone #:	Business Telephone #:

Co-applicant Information, if Married

Name:		SSN:	
DOB:	Driver's License # :		State:
Home Phone:		Cell Phone:	Work Phone:
Current Landlord:		Telephone:	Fax:
Current Address:		Apartment #:	
City, State, ZIP:		How Long?	Apartment Size:
Own Rent (Please circle)	Monthly Rent or Mortgage:		Move-out Date:
Previous Landlord:		Telephone:	Fax:
Previous Address:		City, State, ZIP:	
Monthly Rent or Mortgage:	How Long?	Move-out Date:	

Co-applicant Employment Information

Current employer:		Contact:	How Long?
Employer address:		City, State, ZIP:	
Telephone:	E-mail:		Fax:
Position/Occupation:	Hourly Salary (Please circle)	Annual income:	

References

Name of Bank:		
Checking Account #:		Savings Account #
Personal Reference:	Address:	Telephone:
Personal Reference:	Address:	Telephone:

Have you ever been charged with a felony or misdemeanor? Yes No (Please Circle)

To Huntington Ridge Holdings, L.P.:

I (we) hereby apply to the apartment described herein on the terms and conditions set forth and I (we) warrant that all of the representations and information in this application are true and complete. I (we) authorize you or any other agency employed by you to verify the information contained in this application and to investigate any other statements or other data obtained from me (us) or from any other person relating to my (our) credit, financial responsibility or personal characteristics. I (we) also authorize you to obtain a credit bureau report. Any misinformation on this application will be grounds for rejection and/or breach of any Lease Agreement I (we) subsequently sign, and upon discovery of such misinformation, I (we) may be required to move within 3 days of written notice duly served by landlord/agent. I (we) understand my (our) continuing obligation to notify Huntington Ridge of any changes to any of the information contained in this application for the length of tenancy. Additionally, I (we) authorize Huntington Ridge to share any information it obtains or possesses with other creditors for legal purposes.

I (we) hereby deposit \$_____ as **Earnest Money** deposit to be applied as damage deposit upon execution of Lease Agreement (the "Earnest Money") and \$_____ as **application fee** for verifying the information contained in this application (the "Verification Fee"). It is understood that the Verification Fee is not refundable, and you may retain the Verification Fee and this application whether or not this application is approved to cover the costs of processing the application.

I (we) will be notified of approval/denial by telephone (live or by voicemail) at the telephone number provided herein within five business days from the date the application was submitted. **I (we) will then have 72 hours from the time of the notification of approval by telephone to contact Huntington Ridge by telephone or facsimile to cancel my (our) application and receive a full refund of the Earnest Money.**

Upon notification of approval, I (we) agree to execute within 72 hours an apartment Lease Agreement in the form customarily used by you. I (we) further agree to pay the first month's rent upon execution of the Lease. At the time of the execution of said Lease, the aforementioned Earnest Money is to be applied by you as my deposit under said Lease and for the performance by me (us) as the tenant(s) of the covenants, terms and conditions, under said Lease.

In the event that the application is approved and I (we) fail to comply with the terms herein and/or fail or refuse to sign a Lease Agreement within 72 hours of notification of approval, for any reason, the landlord shall retain the Earnest Money as liquidated damages for the loss of opportunity to rent to others, the costs of showing the property again, related time and advertising costs, and other expenses incurred by the failure or refusal. I (we) agree that such damages are difficult to ascertain and that the Earnest Money deposit represents a fair and reasonable estimate of such damages.

In the event my (our) application(s) is denied for any reason, I (we) understand that Huntington Ridge will refund the Earnest Money within 30 days of the notification of denial.

It is understood that the final approval of this application will be the execution of the lease by you.

It is understood that all property is rented in "as is" condition and that no verbal promises have been made. Only written and signed agreements are enforceable.

It is understood that I (we) are signing a legally binding document and have had opportunity to consult counsel prior to signing.

Applicant's Signature:	Date:
Co-Applicant's Signature:	Date:

We respectfully request that all individuals applying to be a leaseholder carefully read the following criteria before submitting application for residency.

ADMISSION AND OCCUPANCY POLICY

CREDIT HISTORY

All occupants 18 years or older must be listed on the lease as a leaseholder.

Any bankruptcy proceedings must be at least 2 years old. Also, all credit established after the bankruptcy must be current.

Collection accounts must be paid in full, show a record of regular payments being made, or have a satisfactory reason for a dispute in progress.

The last month's rent prepaid rent will be required if any poor credit history is reflected on the credit report.

INCOME REQUIREMENTS

Applicants are responsible for proving their actual income.

Applicants must have a gross income equivalent to three times the monthly rent. **We do not combine roommates' incomes to meet this criterion.**

Employment: Less than 3 months at current job: Applicant must prepay the last month's rent.

Unemployed / Student: Applicant must pay 3 (three) full months rent in advance (one month will be for the last month's rent).

Self-Employed: Applicant must provide three months business bank statements (business and personal accounts must be separate).

RENTAL / LANDLORD HISTORY

All applicants must provide positive landlord references from a non-family source for the previous year.

All previous rental payments must have been made on time and without demand for the previous year.

Applicants must have satisfactorily completed their existing contract.

Applications will be declined in whole if an eviction record is found or if applicant has any collections or balances due to a landlord.

Co-signors will not be accepted.

CRIMINAL RECORD

A criminal background history from the city and/or county/state in which the applicant resides or has resided is required of all persons over the age of 18 who will be occupying the apartment.

Any offense, other than traffic violations, will be cause for the application to be declined in whole.

OCCUPANCY POLICY

All applicants or intended residents must have a social security card, visa or immigration card, which must remain valid throughout residency, at the time application is submitted.

Huntington Ridge has an occupancy limitation of two (2) people per one-bedroom and four (4) people per two-bedroom apartment.

Management will not approve a request to add an additional person to a household until that person has completed the screening process of all criteria. If false, inaccurate or incomplete information is provided, occupancy will be denied.

Management requests payment of the pro-rated rent amount **plus** the following month's rent when applicant moves in on or after the 20th of the month.

Any payments over \$1,000.00 must be remitted via certified funds.

A non-refundable application fee of \$35.00 is required per applicant.

A \$200.00 security deposit is required for a one-bedroom apartment and a \$250.00 security deposit is required for a two-bedroom apartment

The application fee and security deposit are to be paid in two separate checks or money orders at the time the application is submitted.

A deposit of \$150.00 and non-refundable fee of \$150.00 is required for a cat. Up to two (2) cats per apartment are permitted. Cats must be spayed or neutered. **We do not allow dogs, ferrets, lizards or snakes.** Written permission from management is required for any pet.

I have read and understand the above criteria and understand that a credit check, criminal background, rental/landlord verification and employment history will be made and are required to determine eligibility. I understand that if negative or false information is found in any category listed above I will be subject to occupancy denial.
