

# Rental Application for Residents and Occupants

Each co-applicant and each occupant 18 years old and over must submit a separate application.  
Spouses may submit a single application.

Date when filled out: \_\_\_\_\_



**ABOUT YOU** Full name (exactly as on driver's license or govt. ID card): \_\_\_\_\_

Your street address (as shown on your driver's license or government ID card): \_\_\_\_\_

Driver's license # and state: \_\_\_\_\_  
OR govt. photo ID card #: \_\_\_\_\_

Former last names (maiden and married): \_\_\_\_\_

Your Social Security #: \_\_\_\_\_

Birthdate: \_\_\_\_\_

Sex: \_\_\_\_\_

Marital Status:  single  married  divorced  widowed  separated  
Are you a U.S. citizen?  Yes  No Do you or any occupant smoke?  Yes  No  
Will you or any occupant have an animal?  Yes  No  
Kind, weight, breed, age: \_\_\_\_\_

Current home address (where you now live): \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Current rent: \$ \_\_\_\_\_

Home/cell phone: ( ) \_\_\_\_\_

Email address: \_\_\_\_\_

Name of apartment where you now live: \_\_\_\_\_

Current owner or manager's name: \_\_\_\_\_

Their phone: \_\_\_\_\_ Date moved in: \_\_\_\_\_

Why are you leaving your current residence? \_\_\_\_\_

Your previous home address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Apartment name: \_\_\_\_\_

Name of above owner or manager: \_\_\_\_\_

Their phone: \_\_\_\_\_ Previous monthly rent: \$ \_\_\_\_\_

Date you moved in: \_\_\_\_\_ Date you moved out: \_\_\_\_\_

**YOUR WORK** Present employer: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work phone: ( ) \_\_\_\_\_

Position: \_\_\_\_\_

Your gross monthly income is over: \$ \_\_\_\_\_

Date you began this job: \_\_\_\_\_

Supervisor's name and phone: \_\_\_\_\_

Previous employer: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work phone: ( ) \_\_\_\_\_

Position: \_\_\_\_\_

Gross monthly income was over: \$ \_\_\_\_\_

Dates you began and ended this job: \_\_\_\_\_

Previous supervisor's name and phone: \_\_\_\_\_

**YOUR CREDIT HISTORY**

Other non-work income you want considered. Please explain: \_\_\_\_\_

Past credit problems you want to explain. (Use separate page.) \_\_\_\_\_

**WHY YOU APPLIED HERE** Were you referred?  Yes  No.

If yes, by whom: \_\_\_\_\_

Name of locator or rental agency: \_\_\_\_\_

Name of individual locator or agent: \_\_\_\_\_

Name of friend or other person: \_\_\_\_\_

Did you find us on your own?  Yes  No If yes, fill in information below:  
 On the Internet  Stopped by  Newspaper (name): \_\_\_\_\_  
 Rental publication: \_\_\_\_\_  
 Other: \_\_\_\_\_

**YOUR RENTAL/CRIMINAL HISTORY** Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever:  been evicted or asked to move out?  moved out of a dwelling before the end of the lease term without the owner's consent?  declared bankruptcy?  been sued for rent?  been sued for property damage?  been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion?  been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.

**YOUR SPOUSE** Full name: \_\_\_\_\_

Former last names (maiden and married): \_\_\_\_\_

Spouse's Social Security #: \_\_\_\_\_

Driver's license # and state: \_\_\_\_\_

OR govt. photo ID card #: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_

Sex: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair color: \_\_\_\_\_

Are you a U.S. citizen?  Yes  No

Present employer: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work phone: ( ) \_\_\_\_\_

Position: \_\_\_\_\_

Date began job: \_\_\_\_\_ Gross monthly income is over: \$ \_\_\_\_\_

Supervisor's name and phone: \_\_\_\_\_

**OTHER OCCUPANTS** Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Sex: \_\_\_\_\_ DL or govt. ID card # and state: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Social Security #: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Sex: \_\_\_\_\_ DL or govt. ID card # and state: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Social Security #: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Sex: \_\_\_\_\_ DL or govt. ID card # and state: \_\_\_\_\_

Birthdate: \_\_\_\_\_ Social Security #: \_\_\_\_\_

**YOUR VEHICLES** List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.

Make and color of vehicle: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

Year: \_\_\_\_\_

Make and color of vehicle: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

Year: \_\_\_\_\_

Make and color of vehicle: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

Year: \_\_\_\_\_

**EMERGENCY** Emergency contact person over 18, who will not be living with you:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Work phone: ( ) \_\_\_\_\_ Home phone: ( ) \_\_\_\_\_

Relationship: \_\_\_\_\_

**AUTHORIZATION** I or we authorize (owner's name) \_\_\_\_\_

TNPDM, Eagle Ridge, LLC

To obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's signature: \_\_\_\_\_

Spouse's signature: \_\_\_\_\_

Applicant must also sign on the next page of this Application.





**RENTAL CRITERIA**

Jupiter Communities, LLC supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, national origin, sex, handicap, or familial status. The following qualification standards will be required from every prospective resident.

**Rental Application:** To be completed by every applicant and occupant eighteen years of age and over who will be occupying the apartments without falsifications. Valid, Current State or U.S. Government issued picture identification is required. This includes a state issued Driver's License or State identification card. Management reserves the right to discontinue the verification process of an application once negative and/or derogatory information is found.

In order to help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72 hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

**OCCUPANCY STANDARD:** TWO PERSON MAXIMUM OCCUPANCY PER BEDROOM.

**AVAILABILITY POLICY:** Apartments become available to prelease when the current resident submits a written notice to vacate.

**AGE REQUIREMENT:** Lease Holder(s) must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian).

**INCOME REQUIREMENT:** The gross monthly income of all lease holder(s) will be considered jointly, and must equal 3 times the rental amount on the apartment. All income must be verifiable. Bond properties require income verification in writing directly from employer as well as verification of all assets.

**EMPLOYMENT VERIFICATION:** Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, will be considered self-employed and must meet the guidelines for self employment.

**SELF EMPLOYMENT:** Must provide the previous year's personal income tax return and the previous two months' personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, base salary plus commission, tips, or bonuses will be considered self-employed.

**RENTAL HISTORY UP TO ONE (1) YEAR:** resident history will be reviewed and must exhibit no derogatory references. Any debt owed to an apartment community must be paid before an application can be approved. First-time renters will be accepted with additional security deposit or a qualified cosigner with Guaranty of Lease if income and employment requirements are met.

**CREDIT REQUIREMENTS:** The credit history will be reviewed and no more than 50 % of the total accounts reported can be over 60 days past due, or charged to collection in the past two (2) years.

**ANIMALS:** All animals are subject to management approval and community policy.

**APPLICATION FEE/ADMINISTRATIVE:** An \$85 non-refundable application fee and a \$150 administrative fee are required per apartment in separate checks.

**CRIMINAL HISTORY:** A person with a known felony conviction will not be accepted. Person(s) must exhibit no arrest, charge, or conviction involving crimes of violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have been arrested for, charged with, or received deferred adjudication for a felony involving these crimes will not be accepted. Person(s) convicted of a misdemeanor or who have been arrested for, charged with, or received deferred adjudication with respect to an offense that is sexual in nature, involves a minor, crimes of violence, stalking, public lewdness, and indecent exposure or involves weapons will not be considered.

**A COSIGNER/GUARANTOR OR ADDITIONAL SECURITY DEPOSIT EQUAL TO ONE MONTH'S RENT MAY BE REQUIRED IN THE CASE OF ONE OF THE FOLLOWING:**

1. No verifiable income for full-time students or Senior Citizen.
2. Unsatisfactory credit rating
3. Insufficient rental history

If you do not meet one or more of the above criteria, you may be able to qualify for an apartment with a third party guarantor. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying his or her income to our income standard. Co-signers must live in the same state as the community and sign all lease documents.

**NOTE:** Due to income limitations, co-signers are not allowed on Bond properties or apartments.

**WATER CONSERVATION:** Residents at sub metered communities will be required to pay water.

**UNDERSTAND AND ACCEPT THESE QUALIFYING STANDARDS AND HAVE TRUTHFULLY ANSWERED ALL QUESTIONS. FURTHER, I UNDERSTAND THAT FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL. THESE RENTAL CRITERIA ARE GUIDELINES, WHICH ENABLE US TO ACCEPT AS PROSPECTIVE RESIDENTS THOSE INDIVIDUALS WHO ARE CREDITWORTHY AND DO NOT HAVE A CRIMINAL BACKGROUND. THIS RENTAL CRITERIA DOES NOT ENSURE THAT ALL INDIVIDUALS RESIDING ON OR VISITING THE COMMUNITY CONFORM TO THESE GUIDELINES.**

Applicant \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date  
Applicant \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date

Agent for Owner \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date  
Agent for Owner \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date