



Completed by Owner's Representative: _____ Expected Move In Date _____ Apt. Rent _____ Pet Rent _____ Garage Rent _____ Storage Rent _____ Other _____ TOTAL PAID \$ _____	Apt. # _____ App Fee _____ Lease End Date _____ Security Dep _____ Admin. Fee _____ Pet Deposit _____ Pet Fee _____ M/I Special _____ * YARDI CODE: _____
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TODAY'S DATE: _____ (each co-resident must submit a separate application)

	Name	Drivers License Number / ST	Social Security Number	Date of Birth
APPLICANT NAME:				
SPOUSE NAME:				

	Name	Date of Birth	Name	Date of Birth
OTHER OCCUPANTS:	1		3	
	2		4	

RESIDENCY	Address	City / State / Zip	Apt/Mortgage Co.	Monthly Payment
PRESENT				
PREVIOUS				
If less than 2 years				

PHONE	Home:	Cell:	Cell:

EMPLOYMENT	Employer	Phone Number	Position	Monthly Income
APPLICANT				
SPOUSE				
OTHER INCOME				

VEHICLE	Year & Make	License # & State	Year & Make	License # & State
	1		2	

PET	Breed of Pet	Weight/Height	Breed of Pet	Weight/Height
	1		2	

Have you or your spouse/roommate ever been evicted? YES NO Declared Bankruptcy? YES NO
 Have you or your spouse/roommate ever been convicted of any crime or are you currently engaged in any criminal activity? YES NO
 This application will be processed through SafeRent. Please select either to be financially qualified individually or jointly.
 Applicant has read and agrees to the Application Agreement, Crime Free and Pet Restrictions on the reverse side of this application: _____ initials

Emergency Contact Person _____	Contact Phone Number _____
In the event of serious illness or death, the emergency contact person is authorized to enter the apartment and remove all contents. <input type="checkbox"/> YES <input type="checkbox"/> NO	

*Applicant has submitted the sum of \$_____ which is a non-refundable payment for application processing fee. Such sum is not a rental payment or security deposit and it will not be refunded for any reason.

*A **holding** deposit of \$_____ has been received from applicant to hold said apartment off the market. This deposit becomes non-refundable if applicant cancels after two (2) days from the date below.

In the event that this application is cancelled within two (2) days from the date below or this application is rejected by management, applicant understands that a refund of the holding deposit listed above will be refunded to applicant by mail. Applicant hereby waives any claim for damages by reason of non-acceptance of this application.

Applicant authorizes verification of the above information and understands that this application is subject to approval and acceptance by owner or his authorized representative. Applicant agrees to execute the community lease agreement before possession of residence is given and to pay any balance due, **ONLY CERTIFIED FUNDS WILL BE ACCEPTED AT MOVE IN.**

I, the undersigned Applicant, have read and agree to all provisions of this application and that all above statements are true and complete.			
APPLICANT SIGNATURE:		MANAGEMENT SIGNATURE:	
SPOUSE SIGNATURE:		DATE EXECUTED:	



APPLICATION AGREEMENT

Credit history will be used to qualify the applicant as well as to collect outstanding debt at termination if necessary. Applicant understands such investigations typically include (but are not limited to) verification of employment and salary, residency history including an eviction check, consumer credit, banking information and criminal reports. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of occupancy, non return of deposits and may constitute a criminal offense under the laws of this state. By signing, applicant acknowledges that a free copy of the Residential Landlord and Tenant Act is available through the Secretary of State's Office.

PICERNE REAL ESTATE GROUP AND THIS PROPERTY AID AND SUPPORT DRUG-FREE HOUSING AS ESTABLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). WE DO NOT TOLERATE THE USE, MANUFACTURE OR DISTRIBUTION OF CONTROLLED SUBSTANCES.

CRIME FREE COMPLIANCE

Resident, any member of the Resident's household, occupant, or a guest or other person(s) under the Resident's control shall not:

- * Engage in criminal activity, including drug-related criminal activity, on or near community premises. "Drug-related criminal activity" shall mean the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C.B02).
- * Engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near community premises.
- * Will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a Resident, member of the household, occupant or a guest.
- * Engage in acts of violence or threats or violence towards management, management's employees or residents, including, but not limited to, the unlawful discharge of firearms, on or near community premises.
- * Engage in the manufacture, sale or distribution of illegal drugs at any location, whether on or near the dwelling unit, Premises, Property or otherwise.
- * Engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating behavior, assault, as applicable state statute, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the Lease Agreement that otherwise jeopardizes the health, safety and welfare of the Owner, Managing Agent, his Agent or other Resident or involving imminent serious property damage.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF RESIDENCY. *A single violation of any of the provisions shall be deemed a serious violation and material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease.* Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of the evidence.

PET RESTRICTIONS

- * The following breed or mixes including these breeds of dogs will not be permitted or accepted at this Community:

Pit Bull a.k.a. Stafford Terriers	German Shepherds	Bull Mastiffs
Bull Terriers	Chow Chows	Dobermans
Rotweillers		

Please ask for additional quantity, height and weight restrictions applicable at this Community.

