

Hodnett Cooper Real Estate APPLICATION FOR OCCUPANCY

Note: Each person who is an applicant, guarantor or co-signor must fully complete a SEPARATE Application and meet all Rental Qualification Requirements for Employment (Or Source of Income for Paying Rent), Rental History, and Credit. A Valid Government Issued Photo ID is required with this Application and at the Time of Move-in. Submitting this application gives Management permission to check Applicant's credit, rental, employment and criminal histories.

ALL QUESTIONS ON THIS APPLICATION MUST BE FULLY AND COMPLETELY ANSWERED BEFORE IT WILL BE PROCESSED.

1. PERSONAL INFORMATION

Applicant's Name: _____
Last First Middle Jr/Sr/III

Birth date: _____ SS or Individual Tax ID No. _____

Drivers License No. _____ State _____ Expiration Date: _____

Spouse's Name: _____
Last First Middle Jr/Sr/III

Birth date: _____ SS or Individual Tax ID No. _____

Drivers License No. _____ State _____ Expiration Date: _____

Day Time Phone No: _____ Evening Phone No. _____

Smoker Yes No **Note:** Smoking only permitted if non refundable fee is paid.

Are you currently in the U.S. Armed Forces or Reserves? Yes No
 If Yes, State your Rank, Service & Duty Station: _____

Have you ever gone by any other name? Yes No If Yes, What Names? _____

City/State/Country in which you were born _____

2. OTHER OCCUPANTS AND PETS IN HOUSEHOLD
 (Note: All occupants over 21 must fill out separate applications)
Persons and Pets who are not listed below are NOT authorized to live in the apartment.
Unauthorized occupants and pets will be a lease violation.

List All Other Occupants/ Pets	DOB	Relationship	SS# or Individual Tax Id No.
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

3. EMPLOYMENT HISTORY

1. Applicant's Current Employer's Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone No. _____ Supervisor's Name: _____ Monthly Income (Gross) \$ _____
 Job Description: _____ Employment Date: From: _____ To: _____
PROVIDE SOURCE OF INCOME TO PAY RENT IF YOU ARE NOT CURRENTLY EMPLOYED:

2. Applicant's Previous Employer's Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone No. _____ Supervisor's Name: _____ Monthly Income (Gross) \$ _____
 Job Description: _____ Employment Date: From: _____ To: _____

3. Applicant's Previous Employer's Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone No. _____ Supervisor's Name: _____ Monthly Income (Gross) \$ _____
 Job Description: _____ Employment Date: From: _____ To: _____

SPOUSE'S EMPLOYMENT HISTORY

1. Spouse's Current Employer's Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone No. _____ Supervisor's Name: _____ Monthly Income (Gross) \$ _____
 Job Description: _____ Employment Date: From: _____ To: _____

2. Spouse's Previous Employer's Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone No. _____ Supervisor's Name: _____ Monthly Income (Gross) \$ _____
 Job Description: _____ Employment Date: From: _____ To: _____

4. APPLICANT'S RENTAL OR MORTGAGE HISTORY

1. Applicant's Current Residence: Name of Owner, Apt. Community or Mortgage Co. _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
2. Applicant's Previous Residence: Name of Owner, Apt. Community or Mortgage Co: _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
 Reason for Leaving: _____
3. Applicant's Previous Residence: Name of Owner, Apt. Community or Mortgage Co: _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
 Reason for Leaving: _____

SPOUSE'S RENTAL OR MORTGAGE HISTORY

1. Spouse's Current Residence: Name of Owner, Apt. Community or Mortgage Co: _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
2. Spouse's Current Residence: Name of Owner, Apt. Community or Mortgage Co: _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
 Reason for Leaving: _____
3. Spouse's Current Residence: Name of Owner, Apt. Community or Mortgage Co: _____
 Current Address: _____ City _____ State _____ Zip _____
 Monthly Rent Payment: \$ _____ From: _____ To: _____ Phone No. _____
 Reason for Leaving: _____

5. AUTOMOBILE

Year	Make (Ford, etc.)	Model (Taurus, etc.)	Color	Tag No.	State	County
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

Describe any other vehicle, boat or trailer you are requesting to use or store at the Apartment Community:

6. EMERGENCY CONTACT PERSONS

1. _____
 Name of Family Member, Other than Spouse _____ Phone _____ Relationship _____

 Address _____ City _____ State & Zip _____
2. _____
 Name of Person Other than Family Member _____ Phone _____ Relationship _____

 Address _____ City _____ State & Zip _____

8. CREDIT INFORMATION

1. Type of Credit Card. _____ Date Opened _____
 Last 4 numbers of Acct#. _____ Current Balance: \$ _____
2. Type of Credit Card. _____ Date Opened _____
 Last 4 numbers of Acct#. _____ Current Balance: \$ _____

11. APPLICANT'S AGREEMENT AND UNDERSTANDING REGARDING SUBMISSION OF THIS APPLICATION.
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False or Misleading information. The failure to fill out all sections of this form may result in the denial of your application. Providing false or misleading information could result in denial of your rental application or termination of your rental agreement. It is our policy to disapprove the application of any person who could represent a threat and, to, or, in the health, safety, and welfare of the other residents, occupants, visitors, and staff of the apartment community. Inappropriate or abusive conduct during the application process by the applicant or those desiring to rent an apartment will result in denial of the rental application. A copy of a valid Federal/State ID will be required with each rental application.

Equal Housing Opportunity Policy. It is Management's policy to provide housing for all applicants without regard to race, color, religion, national origin, sex, marital status, or disability. Management and the owner of this apartment community are Equal Housing Opportunity providers. It is also Management's policy to provide or allow reasonable accommodations and modifications to our rental policies and apartment community to persons with demonstrated disabilities. If applicable, the applicant or resident must provide sufficient information about the need for any such accommodation or modification and allow Management sufficient time to review and approve the same. Because the property already meets all accessibility requirements, the cost of most modifications and returning the property to normal conditions upon lease termination will be the responsibility of the applicant or resident. Applicant or resident agrees to provide or supplement information regarding any such requests for accommodations or modifications promptly in writing upon management's request.

Good Faith Deposit. Applicant understands and agrees that the Good Faith Deposit and other Deposits or Non-refundable fees paid will be returned if applicant is not accepted as a resident. Applicant will have **24 hours** after submitting this application to withdraw the application and receive a full refund of the Good Faith Deposit. The notice of withdrawal must be in writing. The application fees, however, are non-refundable. If Applicant does not withdraw the application within the time specified above and Applicant is approved for occupancy, the Applicant agrees to sign a rental agreement and take possession of an apartment. If the Applicant does not withdraw the application by written notice within the time specified above and is approved for occupancy but fails or refuses to sign a rental agreement and take possession of the apartment on or before the anticipated move-in date (above), the Good Faith Deposit and other deposits or non-refundable fees shall be retained by Management as liquidated damages. Applicant acknowledges that the Good Faith Deposit is not a security deposit; however, upon signing a rental agreement, the Good Faith Deposit will be applied towards any Security Deposit or Non-Refundable Fees specified in the Rental Agreement. In the event Applicant defaults under the terms of this Application, Applicant acknowledges that Management shall keep the Good Faith Deposit and other deposits and non-refundable fees as liquidated damages, which are compensation for holding the apartment off the market. Applicant agrees that the amount of lost rent in holding the apartment off the market is unknown and that this provision is intended as a good faith estimate of Management's damages in the event of Applicant's default. The Good Faith Deposit does not constitute a security deposit.

Rental Qualification Criteria. Applicant understands and agrees that the rental application will be reviewed using business judgment, decisional criteria, a point scoring system, or a combination of those systems. In order to qualify for housing, the applicant must have good rental, credit, and criminal background histories. Applicant must demonstrate the financial ability to afford the apartment under Management's rental qualification criteria. A Co-signer or guarantor is not a substitute for unacceptable rental, credit or criminal background histories. Poor rental history because of disapproval of co-signer's roommate or guarantor's application or because of a prior history of late payments, lease violations, failure to give proper notice, or damages exceeding normal wear and tear may result in denial of the applicant's rental application. However, the lack of a rental history may not necessarily result in a denial of the application. While co-applicants (either as spouses or roommates), co-signer's and guarantors may be allowed in order to meet the rental qualifications, each of those persons must meet the rental qualification criteria applicable to his or her particular rental application circumstances. Applicant must demonstrate a certain earning level or source of income, savings or assets sufficient to insure the ability of the applicant to pay the monthly rent and living expenses, taking into account any revolving, recurring or monthly debt from credit cards and loans. Self-employed applicants may need to provide income tax returns and other business financial records (such as income and expense statements, asset statements, and personal net worth statements). Self employed persons and corporate renters may be required to pay an additional application fee to obtain Dunn and Bradstreet credits reports on themselves or their companies and submit income tax returns. Unemployed or retired applicants may need to provide additional financial documentation of ability to pay rent.

Availability of Apartment Desired or Requested. At the time of this application, applicant has expressed interest in a particular floor plan or type of apartment and may have requested occupancy of a specified apartment. Management cannot guarantee that the particular unit desired would be available on the date requested by the applicant, as there are many variables, which could result in delay or unavailability of the apartment unit. Applicant agrees to take occupancy of a comparable apartment offered by Management that reasonably matches the applicant's desired floor plan and move in date. Applicant understands that Management may not be able to provide the desired apartment, floor plan, or move-in date if applicant changes his or her planned or expected move-in date. Unavailability of the desired apartment on the desired date does not relieve applicant from his or her contractual obligations under this agreement. Management will not be held liable for any cost incurred by the applicant during a delay, including without limitation additional rent, mover rescheduling fee, or storage.

Property Damage: Applicant understands and agrees to fully reimburse Management for all property damage, ordinary wear and tear expected.

Applicant's Rental Decision. Applicant has either asked about or reviewed the Apartment Rental Agreement and Addendums, which he or she is expected to sign upon approval of this application. Applicant agrees that he or she has fully questioned Management regarding any important information about rental of an apartment at this community. Applicant is satisfied with the responses to his or her questions and is fully informed as to all information needed to make his or her decision to apply for an apartment. Applicant understands that not all apartments in the community have line of sight to receive satellite communications and that Management cannot guarantee high-speed Internet access. Applicant understands that there are limitations on the number of persons who may occupy an apartment unit, usually expressed as the HUD approved standard, which allows Management to limit occupancy to no more than two persons per bedroom or sleeping space. Applicant understands and agrees that he or she must pay for all utilities and services supplied to the apartment, including, but not limited to water and waste water, sanitation, pest control, electricity, natural gas, cable, phone and other telecommunication services. Applicant is aware that any rental concessions offered may be available only for limited times and that Applicant must comply with all conditions required to receive the concession without having to be responsible for reimbursing Management for the rental value of the concession. Such conditions include fully completing the expected term of the agreement without defaulting under the lease and without using any early termination provision. Applicant has had the opportunity to ask questions about the existence of crime in the apartment community and fully understands that Management and the Owner of the apartment community does not provide security or security devices which are intended to detect, deter, or report crimes committed. Applicant understands and agrees that there are limitations on the size, number and type of motor vehicles or other transportation, boats, trailers, and equipment, which may be used or stored on the apartment property. Only authorized motor vehicles may be used or parked on the property. In general, no apartment may have more than two automobiles per apartment unit; however, applicant has specifically inquired about and understands the content of parking rules and regulations he or she will be expected to sign if approved for occupancy. Applicant fully understands that any false or misleading information provided to Management during the rental application process could lead to termination or eviction from the apartment community at a later date after taking occupancy once Management learns that the information provided was false, misleading, or inaccurate. The specification of a particular apartment as the one desired by applicant does not constitute a representation or promise by Management that the apartment specified would in fact be available on the desired date. Applicant acknowledges and accepts Management rights of access and/or to enter the unit for pest control, fire safety, etc. conditions that may apply. Management may notify applicant either verbally or in writing once the application has been approved. After applicant has been approved or after Management has notified applicant that an apartment is ready for occupancy, applicant must promptly sign a lease and take occupancy of the apartment in order to avoid losing the good faith deposit and non-refundable fees.

NOTICE: YOU ONLY HAVE A LIMITED TIME TO CHANGE YOUR MIND IN WRITING ABOUT APPLYING FOR AN APARTMENT. YOU CAN LOSE YOUR GOOD FAITH DEPOSIT AND OTHER NON-REFUNDABLE FEES IF YOUR APPLICATION IS APPROVED AND YOU FAIL TO SIGN A LEASE OR TAKE OCCUPANCY OF THE APARTMENT.

APPLICANT CERTIFIED THAT HE OR SHE HAS FULLY AND TRUTHFULLY ANSWERED ALL QUESTIONS ASKED AND VERIFIED THE ACCURACY OF ALL INFORMATION PRESENTED AND AUTHORIZES VERIFICATION OF ALL INFORMATION PROVIDED.

Authorization for Management to Verify Rental Application and Obtain Credit Report. The above information is complete and correct. I understand that Management will rely on the information provided in making a decision to accept, conditionally accept or deny my rental application. Applicant authorizes Management and its agents to verify the information provided by pulling my credit file and criminal records and contacting my current and former employers and landlords. Applicant releases Management and any third parties who provide information to verify this application from all liability, claims and lawsuits with regard to the information obtained, regardless of the source. Applicant agrees to indemnify and hold harmless Management, its agents, current or prior landlord, current or prior employer, and all other persons whomsoever provide information, regardless of whether the information provided is negative.

Authorization to Obtain Credit Report, A Criminal Background Report and Other Information in Connection with Collection of a Debt. Applicant agrees that management or any collector retained by management is expressly authorized at any time to obtain a consumer report (credit report) or criminal background report on applicant and to obtain information on applicant's location and employment in connection with the collection of any amounts or damages claimed due from applicant as a resident under any rental agreement with management. Any employers, banks, landlords, businesses, consumer reporting agencies, or other third parties are entitled to reply on the undersigned authorization and cooperate in providing the requested information to assist in collection of any debt owed by applicant as a resident under any rental agreement. Applicant authorizes any notices or demands for payment to be mailed to applicant in care of contact persons named in Section 6 above.

Date Application Completed: _____

Applicant's Full Legal Signature: _____

Print Applicant's Full Name: _____

Spouse's Full Legal Signature: _____

Print Spouse's Full Name: _____

Date and Time Application Received by Management: _____