



Application for Lease

All Applicants and Guarantors who will be parties to the Lease must complete a separate Application.

Today's Date _____ Property Address _____
 Monthly Rent \$ _____ Security Deposit \$ _____ Pet Deposit \$ _____ Other Deposit \$ _____
 Lease Term from _____ to _____
 Requested Move-In Date _____ Amount Due at Move-In \$ _____
 ♦SMOKING IS IS NOT permitted. ♦PETS ARE ARE NOT permitted. If permitted, Max# _____ Max Wt _____

PERSONAL INFORMATION

The Lease will require Guarantor(s). Separate application(s) are attached for each Guarantor.

PET INFORMATION:

Dogs _____ Weight: _____ Breed: _____ Age: _____ Name: _____
 _____ Weight: _____ Breed: _____ Age: _____ Name: _____
 # Cats _____ Age(s): _____ Name(s): _____

NAME OF APPLICANT: _____

Date of Birth: _____ Phone: _____ Email: _____

SSN: _____ Driver's License or State ID # _____ ST _____

Employer: _____ Address: _____

Your Occupation: _____ Annual Gross Income: \$ _____

Supervisor: _____ Phone: _____ How Long with this Employer? _____

If less than two (2) years with this employer, name of previous employer, contact information and length of employment:

Other source of income that you would like us to consider: _____ \$ _____

Present Address: _____

Rent _____ Own _____ How Long at this Address: _____ If Rental, Monthly Rent Amount: \$ _____

Current Lease Expires: _____ Reason for Moving: _____

Name of Landlord or Contact: _____ Phone: _____

Previous Address: _____

Rent _____ Own _____ How Long at this Address: _____ If Rental, Monthly Rent Amount: \$ _____

Name of Landlord or Contact: _____ Phone: _____

HAVE YOU EVER:

(1) Been a party to a Bankruptcy or Foreclosure proceeding? Yes _____ No _____

(2) Willfully or intentionally refused to pay rent or mortgage when due? Yes _____ No _____

(3) Been served an eviction notice or been asked to vacate a property you were renting or owned? Yes _____ No _____

If answers to any of the above are "Yes", please explain: _____

PERSONAL REFERENCES

Name	Relationship	Phone
_____	_____	_____
_____	_____	_____
_____	_____	_____

FINANCIAL OBLIGATIONS

DESCRIPTION	AMOUNT	FREQUENCY
_____	_____	_____
_____	_____	_____
_____	_____	_____

VEHICLE INFORMATION

Number of Vehicles: _____

Make/Model _____	Year _____	Color _____	Plate # _____	ST _____
Make/Model _____	Year _____	Color _____	Plate # _____	ST _____
Make/Model _____	Year _____	Color _____	Plate # _____	ST _____

OCCUPANTS OF THE PROPERTY

Name	Relationship to Applicant	Birth Date
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMERGENCY CONTACT NOT LIVING WITH YOU

Name: _____ Address: _____ Phone: _____

CONSENT TO OBTAIN CREDIT REPORT/BACKGROUND CHECK/EMPLOYMENT INFORMATION

Applicant hereby authorizes Landlord or Landlord’s agent to obtain a credit report and/or background check in connection with the leasing of the Property by Applicant, and releases all persons, agencies, or firms from any liability resulting from providing such information. Applicant declares under penalty of perjury that the information listed in this Application for Lease is true and correct. Applicant authorizes Landlord or Landlord’s agent to contact Applicant’s current and previous landlord(s) and current employer and further, by a copy of this application, authorizes any such landlord or employer to release pertinent residential and employment information to be used in evaluating my lease application. Applicant further authorizes Landlord or Landlord’s agent to apply for or obtain a background investigation or report in connection with this application. Applicant understands that said background investigation or report may contain information obtained from various state, governmental and private entities relative to the Applicant’s occupation, employment, general health, financial and criminal history.

Applicant acknowledges receipt of “A Summary of Your Rights Under the Fair Credit Reporting Act” included on pages 3-4 of this Application for Lease.

Print Name of Applicant: _____

Applicant’s Signature: _____

Date: _____

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.ftc.gov/credit or write to: Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identify theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.In addition, by September 2005 all consumers will be entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.ftc.gov/credit for additional information.
- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.ftc.gov/credit for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.ftc.gov/credit.
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.ftc.gov/credit.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. Federal enforcers are:

TYPE OF BUSINESS:	CONTACT:
Consumer reporting agencies, creditors and others not listed below	Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 1-877-382-4357
National banks, federal branches/agencies of foreign banks (word "National" or initials "N.A." appear in or after bank's name)	Office of the Comptroller of the Currency Compliance Management, Mail Stop 6-6 Washington, DC 20219 800-613-6743
Federal Reserve System member banks (except national banks, and federal branches/agencies of foreign banks)	Federal Reserve Consumer Help (FRCH) P O Box 1200 Minneapolis, MN 55480 Telephone: 888-851-1920 Website Address: www.federalreserveconsumerhelp.gov Email Address: ConsumerHelp@FederalReserve.gov
Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institution's name)	Office of Thrift Supervision Consumer Complaints Washington, DC 20552 800-842-6929
Federal credit unions (words "Federal Credit Union" appear in institution's name)	National Credit Union Administration 1775 Duke Street Alexandria, VA 22314 703-519-4600
State-chartered banks that are not members of the Federal Reserve System	Federal Deposit Insurance Corporation Consumer Response Center, 2345 Grand Avenue, Suite 100 Kansas City, Missouri 64108-2638 1-877-275-3342
Air, surface, or rail common carriers regulated by former Civil Aeronautics Board or Interstate Commerce Commission	Department of Transportation, Office of Financial Management Washington, DC 20590 202-366-1306
Activities subject to the Packers and Stockyards Act, 1921	Department of Agriculture