

OUR APPLICATION PROCESS

We are working with neighbors and other landlords to maintain the quality of the neighborhood. We want to assure that people do not use rental property for illegal activity.

Because it costs us time and money to do a thorough check of your application, there is a non-refundable fee of \$30-65 per adult. We will accept the first *qualified* applicant.

If you meet our criteria and are accepted, you will have peace of mind knowing that all other residents in this apartment complex are being screened with equal care, and that the illegal activity occurring in the area is reduced.

Please review our list of criteria. If you feel you meet the criteria, please apply because we would be happy to rent to you. Also, if you have any concerns or questions, feel free to ask.

Please note that we provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, sexual preference, creed, source of income, or reliance on public assistance.

APPLICANT SCREENING CRITERIA

Complete one application for each person over the age of 18 in the household. If a line is not filled in, we will return it to you for completion.

Rental history must be verified from unbiased sources. If you are related by blood or marriage to one of the previous landlords listed or your rental history does not include at least 2 previous landlords, we will require a co-signer on your lease. Qualified co-signers must meet all application screening criteria. It is your responsibility to provide us with the information necessary to allow us to contact your past landlords. We reserve the right to deny your application if, after making good faith effort, we are unable to verify your rental history, If you owned-rather than rented- your previous home, you will need to furnish mortgage company references and proof of title ownership or transfer.

You will be denied rental if:

You misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be terminated.

In the last seven (7) to ten (10) years if you have ever had a felony conviction.

In the last five (5) years you have been convicted for any type of crime that would be considered a threat to rental property or to other resident's peaceful enjoyment of the premises.

Your credit check shows accounts that are not current. For example, occasional credit records showing payments within 30 to 60 days past due could be acceptable, provided you can justify the circumstances. Records showing payments 120 days are not acceptable.

In the last five (5) years you have had unpaid debt collections, a court ordered for cause eviction, or any judgment against you for financial delinquency.

Previous landlords report significant complaint level of noncompliance activity including but not limited to:

- Repeated disturbance of the neighbor's peaceful enjoyment of the area.
- Reports of gambling, prostitution, drug dealing, or drug manufacturing.
- Damage to the property beyond normal wear and tear.
- Reports of violence or threats to landlords or neighbors.
- Allowing persons not on the lease to reside on the premise.
- Failure to give legal notice when vacating the property.

There is a \$25-30 application fee. This fee is non-refundable. We will process applications in the order they are received. We require a photo ID and a social security card, non resident alien card, military ID, or Government Issue ID. Present these with completed application.

We will require up to two (2) business days to process application.

We will accept the first qualified applicant.

Thank you for your interest in our apartments – Anda Construction Company

Applicant _____ Date _____

Applicant _____ Date _____

Applicant _____ Date _____

Applicant _____ Date _____

Property Address _____

Resident Manager _____

Rose Management LLC
Application for Rental Property

App Fee \$ _____

Building _____

Apartment _____

Approved

Declined

Paid App Fee Y / N

Name _____
First MI Last

Social Security Number _____

Date of Birth ____ / ____ / ____

Drivers License Number _____ State _____

Phone Number _____

Rental History:

Present: Address: _____

City State Zip Code

Name of Landlord /Company _____

Phone Number of Landlord _____

Move in Date: _____ Move out date: _____

Past: Address: _____

City State Zip Code

Name of Landlord /Company _____

Phone Number of Landlord _____

Move in Date: _____ Move out date: _____

Income: Employer Name Source of Income _____

Phone Number _____

Length of Employment _____ YR _____ MO

Monthly Income _____

Personal Reference:

Name Phone# _____

Name Phone# _____

Nearest Relative:

Name Phone# _____

Address _____

How are they related: _____

Misc. Information:

Automobile: Make _____ Model _____ Year _____

Plate Number _____ State _____

Background Information:

Have you ever been convicted of a crime? YES / NO

Have you ever been evicted? YES / NO

Names, Relationships, and age of all other residents going to be residing in said apartment.

Name Relationship age

All residents over the age of 18 must complete a separate application

I hereby authorized Rose Management to use this information to obtain credit and background information on me, solely for the purpose of rental subject property.

Signature _____

Today's Date _____