

BAYBERRY POINTE APARTMENTS LEASING CRITERIA



Non-Refundable Application Fee: \$27 per applicant. Payable by check or money order only. **Security Deposit:** minimum \$500 per apartment

Pets: Cats and small domesticated caged animals are allowed with management approval. One-time nonrefundable fee of \$250 and \$20 per month fee Maximum of 2 animals per apartment Dogs are not allowed.

The following guidelines are the basis on which Bayberry Apartments, LLC and LMBBP, LLC qualifies an application for residency. All applicants must be 18 years of age or older. All potential applicants over 18 must complete a rental application.

INCOME: Applicant(s) must gross three (3) times the amount of monthly rent. Income must be legal and verifiable. All

applicants' income may be combined to meet the income requirement however each applicant must

individually qualify for credit and rental history evaluations.

CREDIT: Credit screening is an objective, fact-based method that represents the degree of risk posed by a consumer

who is seeking to undertake a financial obligation such as an apartment lease. Applicant may be approved,

approved with an additional deposit, or denied based on the overall credit report ratings.

RENTAL HISTORY: Applicant must have a minimum of twelve (12) months verifiable rental history with a positive landlord

> reference. All prior landlords will be contacted for references. Application will not be approved under any circumstances with unfavorable rental history. Family will not be considered for a landlord reference. If an applicant does not have a rental history, it is necessary to have a satisfactory mortgage payment history of

twelve (12) months.

CRIMINAL HISTORY: If the applicant or any member of the applicant's household has ever been listed on a registry of sexual

offenders, the application will be rejected and/or lease will be terminated.

CO-APPLICANT: A co-applicant may be accepted if the applicant does not meet the income requirement of three (3) times

> the amount of the monthly rent. (Credit and landlord evaluation criteria for each applicant must still be met). A co-applicant will not be accepted if the application has been denied due to a poor credit evaluation or negative rental reference. All co-applicants must qualify under the same guidelines including credit screening, rental history evaluation, and income evaluation. Co-applicant will be considered a lease holder

and will hold the same responsibilities of the rental contract along with the primary lease holder(s).

IDENTIFICATION: Bayberry Apartments, LLC and LMBBP, LLC will require all applicants to provide valid photo identification to

> verify the applicant's identity. As part of the evaluation process, a social security number fraud check will be conducted on every applicant. Any identity fraud suspected based on name, address, date of birth, social

security number will result in a denied application.

RENTERS INSURANCE: Bayberry Apartments, LLC and LMBBP, LLC requires that all residents obtain and maintain a renter's

insurance policy while living at Bayberry Pointe Apartments.

By signing below the applicant acknowledges that the above information has been read and questions regarding the criteria have been answered by Bayberry Pointe Apartments' staff. The applicant understands

efundable.

	that the application ree is non-r
X	
Applicant Signature	Date

Revised (6/27/2023)

Rental Application Fee Disclosure Statement



Rental Application Fee: \$27.00

As part of your rental application, a rental application fee will be collected to facilitate a screening and background check. This Rental Application Fee Disclosure Statement ("Disclosure Statement") outlines certain information related to your rental application fee.

You are notified of an acknowledge and agree to the following:

- 1. Prior to paying the rental application fee, you have received a copy of this Disclosure Statement.
- 2. Your application will be judged based on the Leasing Criteria on the preceding page.
- 3. We have disclosed the rental application fee to you, including in any advertisement and posting related to the available rental unit and the actual rental application fee charged is consistent with those disclosures.
- 4. The screening process for our rental units includes a review of the referenced Leasing Criteria, including as may be completed through a third party. The name and contact information for the screening agency is listed below:

AmRent PO Box 640495 Pittsburgh, PA 15264-0495 800-324-3681

5. The rental application fee listed above consists of the following charges. Applicant acknowledges that we may incur such costs with are reasonable and necessary to complete the screening and background check process:

AmRent (AmRent Report with Workflow Solutions package	\$27.50	
which includes a Credit Check, Criminal Background Check,		
Identity Verification, Eviction Data)		
Landlord Reference Check (conducted by Bayberry Pointe Apartments staff)	\$0.00	
Employment Verification Check (conducted by Bayberry Pointe Apartments staff)		\$0.00
Total Application Fee Charged:	\$27.00	

6. In the event you are not offered the rental unit applied for, you will receive a notice explaining the reason or reasons that the rental unit was not offered to you along with a list of resources that you may use to assist with future application processes. Any correspondence related to the Disclosure Statement will be sent to the applicant by US Mail.

"Within thirty (30) day of receipt of a denial, the applicant may, if a person believes the City of Grand Rapids rental application fee ordinance has been violated, complete and file a complaint form with the City of Grand Rapids Code Compliance Department, 1120 Monroe Avenue NW, Grand Rapids, Michigan 49503."

X		
Applicant Signature	Date	
Revised (6/27/2023)		



BAYBERRY POINTE APARTMENTS

Phone: 616-791-1948 Fax: 616-791-6120 Email: leasing@bayberrypointe.com



RENTAL APPLICATION

(Each co-applicant 18 years of age must submit separate applications)

Personal

Full Name: FIRST		MILAST_			Date of Birth
Phone Number		E-mail Ad	dress		
Social Security Number		Dri	ver's License Nu	ımber	
Names of other occupa	nts including roomma	tes, co-applicants, a	and children:		
Name		Re	elationship		Age
Residential					
Your Present Address		City	State/Zip (Code	Years Resided
Landlord Name	Landlord Phone #	Lar	ndlord Fax # or En	nail	Monthly Payment
Your Previous Rental Addr	ress				Years Rented
Employment					
Current Employer	Α	ddress	Phone	2	Years Employed
Position	Income	Sul	pervisor's Name	······································	Phone
Other Please describe your ve	hicle below.				
Make	Model	Year	Color	License Pla	te #/State
Do you have pets? Yes _	No	If yes, what?			
In case of emergency, n	otify (other than pers	on residing with you	۱)		
Name		Phone		Relationship	
Name		Phone		Relationship	
By signing below the ap applicants for qualifying policies for Bayberry Ap	plicant acknowledges g purposes, as well as o partments, LLC and LM	that the above info collection purposes BBP, LLC.	rmation is corre after moving ou	ect and is aware that ut. Resident also has	a credit check will be run on a received and read the leasing artments, LLC and LMBBP, LLC
Х			X		
Applicant Signature		Date	Bayberry P	ointe Apartments	Date

I understand that Bayberry Pointe Apartments:

- Smoking is not allowed in the apartments or common areas
- Requires residents to obtain and maintain renter's insurance policy
- Cats are allowed with a fee and written agreement
- Dogs are not allowed
- Residents are responsible for their own gas, electricity, phone, cable and internet
- No oral statements between the parties or between the applicant and landlord's employees shall be construed as a binding agreement between parties, unless reduced to writing and executed by landlord

Any unanswered	"ves" or	r "no" a	uestion	shall resi	ult in th	e denial	of vour	annlication
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By sign	ing this application, I authorize La	andlord or agent to ver , the undersigne v one or more consum	ent home), I understand that the landlord may rify any information contained herein. In applicant, authorize Bayberry Apartments, I er reports relating to me (including, but not lind by property owners affiliated with Landlord, a	LLC, LMBBP,LLC, mited to, credit
Furthe	r, if I subsequently am involved in	conduct which would	on of my application and or immediate termin result in a "yes" response to any of the questi	ions set forth above
		Yes	No	
4.	Have you or any member of y offense?	our household ever	No been convicted of, or pled guilty or "no cor	ntest" to any drug
	criminal offense?	Yes	No	
3.		our household ever	No been convicted of, or pled guilty or "no cor	ntest" to any felony
		Yes	No	
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2.	·	ed on a registry of se	xual offenders?	
	offense and/or ever been list		been convicted of, or pled guilty or "no cor exual offenders?	ntest" to a sexual