



Application Process & Qualification Standards

Thank you for your interest in renting one of our homes! Below is a detailed explanation of our application process as well as our standards for qualification.

Application

Each applicant over the age of 18 may be required to fill out a separate application. There is no application fee or processing fee to apply for a home in our community. In order to qualify, each person must meet or exceed the minimum standards for qualification. It is extremely important to fill out the application completely as all fields are required. Incomplete applications will not be processed. Applications containing false information will immediately be disqualified. Please expect 1-3 business days for the application process. Processing the application will include direct contact with employers, current landlord, previous landlords, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources that may be deemed necessary. A complete background check will be performed for each applicant over the age of 18, including a criminal search, credit check, nationwide eviction search, lien/judgement search, and location history search.

Holding Deposit

After approval, if the applicant will not be taking occupancy within 24 hours, a non-refundable Holding Deposit in the amount equal to one month's rent will be required to hold the property until a mutually agreed upon move-in date. The property will not be held for you until the entire holding deposit is submitted. The maximum amount of time a rental will be held is 30 days. After all move-in requirements have been met and a lease for the property is completed, the Holding Deposit will transfer to the security deposit to be held throughout the tenant's entire tenancy. If the prospective tenant fails to provide the Holding Deposit after approval, the home will be offered to the next qualified applicant. Should the applicant elect to pay the Holding Deposit with their application (prior to processing), the Holding Deposit will be refunded in full within 14 days if they fail to qualify.

Move-In Requirements

After approval and before occupancy will be granted, the prospective tenant must supply all the required move-in funds, including the security deposit, first month's rent, and any other additional deposits and fees, all tenant paid utilities must be transferred into the prospective tenant's name, and a lease must be executed and signed by all parties.

Qualification Standards

Applicants who do not meet minimum screening standards will not be approved.

- Applicant must have current photo identification and a valid social security number.
- All income must be from a verifiable source. Unverifiable income will not be considered.
- Applicants must receive positive references from all previous landlords for the previous 5 years.
- Applicant may not have any evictions or unpaid judgments from previous landlords.
- Applicant must exhibit a responsible financial life
- A background check will be conducted on all applicants over 18. Applicant's background must exhibit a pattern of responsibility.

At landlord's discretion, compensating factors such as an additional security deposit or co-signer (guarantor) may be required for qualification if the applicant fails to meet any one of the above requirements.



Rental Application

PLEASE COMPLETE ALL FIELDS COMPLETELY AND ACCURATELY. INCOMPLETENESS OR MISINFORMATION MAY RESULT IN THE DELAYED PROCESSING AND/OR AUTOMATIC DENIAL OF YOUR APPLICATION.

GENERAL INFORMATION

THIS APPLICATION IS FOR THE PREMISES KNOWN AS LOT # _____

DESIRED DATE OF OCCUPANCY _____

REASON FOR MOVING _____

APPLICANT NAME _____ DATE OF BIRTH _____

SOCIAL SECURITY NUMBER _____

CO-APPLICANT NAME _____ DATE OF BIRTH _____

SOCIAL SECURITY NUMBER _____

HOME PHONE NUMBER (IF APPLICABLE) _____

CELL PHONE NUMBER (IF APPLICABLE) _____

EMAIL ADDRESS _____

HOW MANY PEOPLE WILL OCCUPY SAID PREMISES? _____ (ADULTS) _____ (CHILDREN)

DRIVERS LICENSE NUMBER _____

MAKE & MODEL OF CAR(S) _____

LOCATION HISTORY

CURRENT ADDRESS _____

HOW LONG AT CURRENT ADDRESS _____

CURRENT LANDLORD NAME _____

CURRENT LANDLORD PHONE NUMBER _____

CURRENT RENT AMOUNT _____ ARE YOU UP TO DATE ON RENT? _____ YES _____ NO

PRIOR ADDRESS _____

HOW LONG AT PRIOR ADDRESS _____

PRIOR LANDLORD NAME _____

PRIOR LANDLORD PHONE NUMBER _____

EMPLOYMENT

ARE YOU CURRENTLY EMPLOYED? YES NO

****IF YOU ARE NOT CURRENTLY EMPLOYED, PLEASE SKIP TO THE NEXT SECTION****

PLACE OF EMPLOYMENT _____

ADDRESS OF EMPLOYER _____

HOW LONG AT CURRENT EMPLOYER? _____

POSITION _____ SUPERVISOR _____ PHONE _____

SALARY _____ HOURS PER WEEK _____

IF LESS THAN ONE YEAR AT CURRENT EMPLOYER, LIST PRIOR EMPLOYER

_____ HOW LONG? _____

CO-APPLICANT PLACE OF EMPLOYMENT _____

ADDRESS _____

HOW LONG AT CURRENT EMPLOYER? _____

SALARY _____ HOURS PER WEEK _____

IF LESS THAN ONE YEAR AT CURRENT EMPLOYER, LIST PRIOR EMPLOYER

_____ HOW LONG? _____

PUBLIC ASSISTANCE

****IF YOU DO NOT CURRENTLY RECEIVE PUBLIC ASSISTANCE, PLEASE SKIP TO THE NEXT SECTION****

DO YOU RECEIVE PUBLIC ASSISTANCE? YES NO MONTHLY AMOUNT _____

CASE WORKER'S NAME _____

CASE WORKER'S PHONE NUMBER _____

ARE YOU WILLING TO HAVE IT VOUCHERED? YES NO

DO YOU RECEIVE A SECTION 8 VOUCHER? YES NO MONTHLY AMOUNT _____

CASE WORKER'S NAME _____

CASE WORKER'S PHONE NUMBER _____

DO YOU RECEIVE SOCIAL SECURITY INCOME? YES NO MONTHLY AMOUNT _____

DO YOU RECEIVE SNAP BENEFITS? YES NO MONTHLY AMOUNT _____

DO YOU RECEIVE HEAP BENEFITS? YES NO MONTHLY AMOUNT _____

LIST ANY ADDITIONAL SOURCES OF INCOME AND AMOUNTS HERE _____

CREDIT & BANKING

APPROXIMATE CREDIT SCORE RANGE (CHECK AN OPTION BELOW)

_____ 700+ _____ 600-700 _____ 500-600 _____ LESS THAN 500

DO YOU HAVE A CHECKING ACCOUNT? _____ YES _____ NO SAVINGS? _____ YES _____ NO

NAME OF BANK BRANCH _____

ADDRESS OF BRANCH _____

DO YOU HAVE CREDIT CARDS? _____ YES _____ NO

LIST TWO CREDIT REFERENCES BELOW:

1. _____

2. _____

REFERENCES/EMERGENCY CONTACTS

NAME OF NEAREST RELATIVE NOT LIVING WITH YOU _____

ADDRESS _____

PHONE NUMBER _____ RELATIONSHIP _____

LIST TWO ADDITIONAL REFERENCES BELOW:

1. NAME _____

ADDRESS _____

PHONE NUMBER _____ RELATIONSHIP _____

2. NAME _____

ADDRESS _____

PHONE NUMBER _____ RELATIONSHIP _____

OCCUPANTS

PLEASE PROVIDE THE INFORMATION OF OTHER TENANTS, INCLUDING CHILDREN, WHO WILL BE LIVING AT SAID PREMISES, EVEN ON A TEMPORARY BASIS

1. NAME _____ D.O.B. _____ RELATIONSHIP _____

2. NAME _____ D.O.B. _____ RELATIONSHIP _____

3. NAME _____ D.O.B. _____ RELATIONSHIP _____

4. NAME _____ D.O.B. _____ RELATIONSHIP _____

5. NAME _____ D.O.B. _____ RELATIONSHIP _____

PETS

DO YOU HAVE ANY PETS? _____ YES _____ NO

IF YES, HOW MANY? _____

PET #1 (INCLUDE BREED, NAME, AGE, AND VACCINATION STATUS)

PET #2 (INCLUDE BREED, NAME, AGE, AND VACCINATION STATUS)

LIST ANY ADDITIONAL PETS OR OTHER INFORMATION REGARDING PETS HERE

GENERAL QUESTIONS

HOW MANY EVICTIONS HAVE BEEN FILED ON YOU AND ANY PROPOSED APPLICANT? _____

HAVE YOU OR ANY PROPOSED OCCUPANT EVER BEEN ARRESTED? _____ YES _____ NO

IF YES, PLEASE EXPLAIN _____

ARE YOU OR ANY PROPOSED OCCUPANT A REGISTERED SEX OFFENDER? _____ YES _____ NO

HAVE YOU EVER BROKEN A LEASE? _____ YES _____ NO

HAVE YOU EVER BEEN BANKRUPT? _____ YES _____ NO

WOULD YOU LIKE TO BE ENROLLED IN LAWN MAINTENANCE (\$25/MONTH)? _____ YES _____ NO

HAVE YOU EVER APPLIED TO LIVE IN THE PARK? _____ YES _____ NO

HAVE YOU OR ANY PROPOSED OCCUPANT EVER LIVED IN THE PARK? _____ YES _____ NO

IF SO, PLEASE PROVIDE NAME _____ LOT # _____ WHEN? _____

APPROXIMATELY HOW LONG DO YOU PLAN ON LIVING IN THE PARK? _____

WHY WOULD YOU BE AN IDEAL TENANT FOR THIS HOME?

AGREEMENTS

SECURITY DEPOSIT IS EQUAL TO ONE MONTH OF RENT). RENT IS DUE ON THE FIRST DAY OF EACH CALENDAR MONTH.
AFTER THE TENTH OF EACH MONTH, I UNDERSTAND THAT I AM SUBJECT TO A LATE CHARGE OF \$25.

I UNDERSTAND THAT I AM RESPONSIBLE TO CUT MY OWN LAWN UNLESS I AM ENROLLED IN THE LAWN MAINTENANCE
PROGRAM FOR AN ADDITIONAL \$25 PER MONTH, 12 MONTHS PER YEAR.

I UNDERSTAND THAT I MUST PAY THE SECURITY DEPOSIT AND FIRST MONTH OF RENT IN FULL PRIOR TO MOVING IN,
RECEIVING KEYS, OR GAINING ANY ACCESS TO SAID PREMISES.

I HAVE RECEIVED A COPY OF THE PARK RULES AND AGREE TO ABIDE BY THEM AT ALL TIMES WITH NO EXCEPTIONS.

THE APPLICANT UNDERSTANDS THAT THE LANDLORD MAY PERFORM A CRIMINAL, BACKGROUND, AND CREDIT CHECK TO
VERIFY THE APPLICANT'S CREDIT, INCLUDING CREDIT REFERENCES AND CREDIT HISTORY WITH THE PROCESSING OF THIS
APPLICATION, AND ANY TIME DURING TENANCY, AND BEYOND THE EXPIRATION OF APPLICANT'S TENANCY FOR RECOVERY
OF ANY FINANCIAL OBLIGATIONS, OR FOR ANY OTHER ACCEPTABLE PURPOSE.

THE APPLICANT AUTHORIZES THE LANDLORD OR LANDLORD'S REPRESENTATIVES TO MAKE ANY INQUIRIES DEEMED
NECESSARY.

I VERIFY THAT ALL INFORMATION GIVEN ON THIS APPLICATION IS ACCURATE. I UNDERSTAND THAT ANY MISINFORMATION
IS GROUNDS FOR EVICTION OR AUTOMATIC REJECTION OF THIS APPLICATION.

SIGNATURE _____

DATE _____

CO-APPLICANT SIGNATURE _____

DATE _____

SLIPPERY ROCK MANOR MANUFACTURED HOUSING COMMUNITY

(516) 242-0333 slipperyrockmanor@gmail.com

LANDLORD: NMG HOLDINGS CORP.