BAYBERRY APARTMENTS LLC
LEASING CRITERIA

EQUAL HOUSING OPPORTUNITY

Application Fee: $30 per applicant
Security Deposit: minimum $500 per apartment
Pets:
Cats are welcome. No dogs.
Small domesticated caged animals are welcome with management approval.
One time nonrefundable fee of $250 and $20 per month fee
Maximum of 2 animals per apartment

Bayberry Apartments LLC will not discriminate against any person based on race, religion, sex, color, familial status, national origin, or handicap.

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

INCOME: Applicant(s) must gross 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 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 applicant does not have rental history it is necessary to have satisfactory mortgage payment history of twelve 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 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 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 requires that all residents obtain and maintain a renter's insurance policy while living at Bayberry Pointe.

BAYBERRY POINTE APARTMENTS

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

EQUAL HOUSING OPPORTUNITY

RENTAL APPLICATION

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

Personal

Full Name: FIRST_____MI_____LAST_____Date of Birth_____

Phone Number _____E-mail Address_____

Social Security Number _____Driver's License Number_____

Names of other occupants including roommates, co-applicants, and children:

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

Residential

_____
Your Present Address Years Resided

_____
Your Previous Rental Address Years Rented

_____
Landlord Name Landlord Phone# Landlord Fax# Monthly Payment

Employment

_____
Current Employer Address Phone Years Employed

_____
Position Income Supervisor's Name Phone

Other

How many autos (including company cars) would you keep at this address? _____

Make_____ Model_____ Year_____ Color _____ License #/State _____

Do you have pets? Yes _____ No _____If yes, what? _____

In case of emergency, notify (other than person residing with you)

Name_____Phone_____ Relationship_____

Name_____Phone_____ Relationship_____

By signing below the applicant acknowledges that the above information is correct and is aware that a credit check will be run on all applicants for qualifying purposes, as well as collection purposes after move out. Resident also has received and read the leasing policies for Bayberry Apartments LLC.
The above applicant also authorizes any employer or landlord to release information to Bayberry Apartments LLC.

X_____ X_____

Revised (07/2016)

Applicant' Signature Date Bayberry Apartments LLC Date

I understand that Bayberry Pointe Apartments L.L.C.:

- 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, electric, 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

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Any unanswered "yes" or "no" question shall result in the denial of your application

1. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to a sexual offense and/or ever been listed on a registry of sexual offenders?

   Yes_____ No_____
2. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to any felony criminal offense?

   Yes_____ No_____
3. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to any drug offense?

   Yes_____ No_____

Any false statement on the application, will lead to the rejection of my application and or immediate termination of my lease. Further, if I subsequently am involved in conduct which would result in a "yes" response to any of the questions set forth above (even after I sign the lease and take possession of the apartment home), I understand that the landlord may terminate the Lease.

By signing this application, I authorize Landlord or agent to verify any information contained herein.

I, _____, the undersigned applicant, authorize Bayberry Apartments LLC, and/or its agent, to assign and/or review one or more consumer reports relating to me (including, but not limited to, credit history, rental history, including with other properties owned by property owners affiliated with Landlord, and criminal history). I further authorize Bayberry Apartments L.L.C. or its agents to continue to obtain or prepare consumer reports and investigate consumer reposts on me both during the duration of any lease or agreement I may enter into as a result of this application and at a time thereafter, including for the purposes of collection amounts I may owe under lease or other agreement. I further authorize and direct all employers, financial institutions, banks, creditors, residential managers/landlords to release any and all information relating me to Bayberry Apartments L.L.C. or its agents.

I have read the foregoing, and certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of obtaining approval of this application on my behalf.

X_____
Print Name Date

X_____
Applicants Signature Date

X_____
Bayberry Apartments LLC Date

Revised (07/2016)