

Rental Application & Security Deposit Criteria

Thank you for your interest in The Village at Carver Falls. In order to reside in our community, we require each adult occupant to meet certain rental criteria. Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect.

1. **INCOME** – Each applicant must have verifiable monthly income of at least 3 times the market rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, statements from accountants and tax returns.

2. **RENTAL HISTORY** – Each applicant must have a satisfactory rental history. Satisfactory history is defined as no more than 2 late payments or returned checks, the resident gave adequate notice to vacate, and there are no outstanding obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant.

3. **CREDIT HISTORY** – All applicants will have their credit history checked through a credit information service. In the case of roommates, approval and security deposit amounts will be determined by averaging the beacon scores.

4. **SECURITY DEPOSIT** – The amount of security deposit due will be determined by the beacon scores included with the credit history. In roommate situations, to determine the security deposit required, beacon scores will be averaged. Cosigners beacon scores will not be considered. The guidelines are as follows:

700 & Above	\$100
650-699	\$200
625-649	\$300
600-624	\$400

The maximum security deposit will be required if no beacon score is available. The security deposit is due at the time of approval of application.

5. **PETS** – Pets are accepted and must be at least 1 year in age and will not exceed 60 lbs in Phase I and 60 lbs in Phase II Building 6220 & 6235 only. No exotic pets are allowed, and no more than 2 pets per apartment. We do have breed restrictions. All pet fees and deposits are due prior to move in. The pet deposit is \$250 per pet and the pet fee is \$200 per pet. There is an additional pet rent per pet due monthly. There is an additional pet rent due monthly in Phase II.

6. MOVE IN FEE – The move in fee is \$175 which includes 1 application fee of \$50. Additional applications submitted will be charged an additional \$50 application fee (\$25 if married). If you are denied based on the rental criteria, you will be refunded your move-in fee less the application fee. However, if your income verification is not into the office within 72 hours, you forfeit your move-in fee and your deposit whether you are approved or denied.

7. CANCELLATION OF APPLICATION – If an applicant cancels an application for move in within 72 hours of submitting an application, the security deposit and move-in fee (less all application fees paid) will be refunded. After 72 hours you forfeit your move-in fee and your deposit whether you are approved or denied.

8. CO-SIGNERS – Co-signers are allowed for income requirements only. Co-signers must meet all rental criteria to be accepted. Co-signers are not accepted for credit worthiness.

I have read and understand the qualification criteria that will be used to review my Rental Application. I further understand that should my application be denied, my security deposit and move-in fee will be refunded to me less all application fees paid. This criteria is subject to change without notice.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant's Name _____

Date of Birth _____ SS# _____

First Middle Last

Marital Status _____ Driver's License No. _____

State _____

Spouse's Name _____

Date of Birth _____ SS# _____

First Middle Last

Spouse's Driver's License No. _____

State _____

Other Occupants:

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship
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Name Date of Birth Relationship Name Date of Birth Relationship
Present Address

3
Street Apt. # City State Zip
Dates: From _____ To _____ Monthly Payment
Present Phone No. _____

Present Apt. Name/Landlord/Mortgage Co. _____
Phone No. _____ Rent / Own
Reason for Moving _____
Moving From: Apt / Home / Condo / Other Apt / Home / Condo / Other
Reason for Leasing Here

Previous Address

_4
Street Apt. # City State Zip
Previous Apt. Name or Landlord _____
Address _____
Phone No. _____ Dates: From _____ To _____
Monthly Payment _____
Reason for Moving

5
Have you ever been evicted from any leased premises? Yes / No If yes,
explain _____
Present Employer _____
Position _____

6
Business Address _____
Business Phone No. _____

7
Street City State Zip
Supervisor _____
Employer From _____ To _____

8
Previous Employer _____
Position _____

9
Business Address _____
Business Phone No. _____

1
Street City State Zip

Supervisor _____
Employer From _____

2
Spouse's Employer _____
Position _____

3
Business Address _____
Business Phone No. _____

4
Street City State Zip
Supervisor _____
Employer From _____ To _____

5
Total Anticipated Income From Move In Date Through the Next 12 Months

Annual Salary (including fees, tips, commission and bonuses)
\$ _____
Annual Salary (Spouse) _____ \$

6
Additional Annual Income (child support, parental support, etc.)
\$ _____
Source: _____
Total Anticipated Income _____ \$

8
Vehicle Year, Make & Model _____
Color _____ Tag No. & State _____

9
Registered To _____

Vehicle Year, Make & Model _____
Color _____ Tag No. & State _____

1
Registered To _____

Additional Vehicles

Do you own any pets? Yes / No _____ If so, how many? _____
Kind _____ Weight _____ Color _____
Age _____

2
Kind _____ Weight _____
Color _____ Age _____

3
Emergency Contact:

Name _____

Relationship

4

Address _____

Phone

5

The undersigned warrants and represents the information on this application to be true and correct. All persons/firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequences resulting from such information. Verification or re-verification of any information contained in the application may be made at any time by management, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application. The original copy of this application will be retained by management, even if the application is not approved. The undersigned applicant hereby authorizes manager to release any and all information contained in this application on behalf and for the benefit of the undersigned applicant.

Applicant has submitted an application fee to The Village at Carver Falls, which is a non-refundable payment for a credit check and processing charge of this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application as furnished by the applicant; any false information will constitute grounds for rejection of application.

If my application is accepted, I understand the security deposit (pet & premises) will become my refundable security deposit upon meeting the terms of the lease and the community rules and regulations. If, for any reason, management decides to decline my application, then management will refund any good faith deposit and the non-refundable fees, excluding the application fee, to me in full. If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction, or the holding over of a prior resident, I understand that management will assess damages against the deposit for the amount of rental lost or any expenses incurred due to my cancellation. As those costs are difficult to ascertain, I agree to forfeit the refundable portion of the security deposit as liquidated damages for the apartment I agree to occupy.