

**Village at Carver Falls
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 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.

- **INCOME-** Each applicant must have verifiable income monthly of at least 3 times the market rent. Verification can include pay stubs, written verification from income sources, phone verification by employer, statements from accountants and tax returns.
- **RENTAL HISTORY-** Each applicant must have a satisfactory rental history. Satisfactory 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 they would be willing to re-rent to the applicant.
- **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.
- **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.

- **PETS-** Pets are accepted and must be at least 1 year in age and will not exceed 60 lbs in Phase I and 50 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 \$150 and the pet fee is \$200 per pet. There is an additional pet rent due monthly. There is an additional pet rent due monthly in Phase II.
- **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 application 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.
- **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.
- **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 _____

Applicants Name _____ Date of Birth _____ SS# _____
First Middle Last
Marital Status _____ Driver's License No. _____ State _____

Present Phone Number _____ Email address _____

Spouse's Name _____ Date of Birth _____ SS# _____
First Middle Last
Present Phone Number _____ Spouse's Driver's License No. _____ State _____ Other Occupants _____

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship
_____	_____	_____	_____	_____	_____

Present Address _____
Street Apt # City State Zip
Dates Occupied: _____ To _____ Monthly Payment _____ Rent/Own (circle one)

Present Apartment Name/Landlord/Mortgage Co. _____ Phone No. _____

Reason for Moving _____ Moving From: Apt/ Home/ Condo/ Other

Previous Address _____
Street Apt # City State Zip
Dates Occupied: _____ To _____ Monthly Payment _____ Rent/Own (circle one)

Previous Apartment Name/Landlord/Mortgage Co. _____ Phone No. _____

Reason for Moving _____ Moving From: Apt/ Home/ Condo/ Other

Have you ever been evicted from any leased premises? YES/NO _____ If yes, explain _____

Present Employer _____ Position _____
Business Address _____ Business Phone No. _____
Supervisor _____ Employer From _____ To _____

Previous Employer _____ Position _____
Business Address _____ Business Phone No. _____
Supervisor _____ Employer From _____ To _____

Spouse's Employer _____ Position _____
Business Address _____ Business Phone No. _____
Supervisor _____ Employer From _____ To _____

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

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

Annual Salary (Spouse)
\$ _____

Additional Annual Income (child support, parental support, etc.)
\$ _____

Total Anticipated Income
\$ _____

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

Registered To _____
 Vehicle Year, Make & Model _____ Color _____ Tag No. &
 State _____
 Registered To _____
 Additional Vehicles _____
 Do you own any pets? Yes/ No If so, how many?
 Kind _____ Weight _____ Color _____ Age _____
 Kind _____ Weight _____ Color _____ Age _____
 Emergency Contact
 Name _____ Relationship _____
 Address _____ Phone _____

The undersigned warrants and represents the information on this application to be true and correct. All persons/firms 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 cost of processing the application ad 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 ay application, then management will refund any good faith deposit and 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 of 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.

Applicant's Signature _____

Applicant's Signature _____

THIS LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THE APPLICATION IS APPROVED BY MANAGESMENT.
 TITLE VIII of the CIVIL RIGHTS ACT of 1966 makes discrimination based on race, color, religion, sex, handicap, familial status, or national origin illegal in connection with the rental of most housing. The federal agency which administers compliance with this law concerning this company: Department of Housing & Urban Development.

EQUAL CREDIT OPPORTUNITY ACT-The federal Equal Credit Opportunity Act creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20580.