

APPLICATION FOR RESIDENCY

Welcome to Central Park Apartments. Thank you for choosing us as your new residence. In order to reside in our community, we require that each applicant and adult occupant (including residing children age 18 or older residing with applying resident) meet certain criteria. Before you fill out our Rental Application, we suggest that you review these guidelines to determine whether you meet the requirements. Please note that the term "Applicant" provided below requires that all residents to be identified on the apartment lease. Person(s) desiring to be included to qualify and to be responsible for paying rent must qualify as an applicant. Please note that nothing contained in these requirements shall constitute a guarantee or representation by Central Park Apartments prior to these requirements going into effect that the application has been approved.

It is the policy of these Apartments and Aronov Realty Management, Inc., not to discriminate against anyone on the basis of race, color, religion, handicap, sex, family status and/or national origin.

ANTICIPATED MOVE-IN DATE: _____ Lease Term Desired: _____ Do you have any Pets? _____

How did you hear about us? Referral _____ (resident or property) Newspaper _____ Signs _____
Apartment Guide _____ Drive-by _____ Internet _____ Yellow Pages _____

I. LESSEE SELECTION CRITERIA:

1. Applicant must be age 19 or older.
2. Applicant must have a Social Security number or Federal ID number and a valid driver's license.
3. Applicant must have sufficient verifiable household income.

The applicant's monthly household income must be equal to or greater than 3 times the monthly rent or the applicant must have three times the annual rent in secured funds. Verifiable student aid income, court ordered alimony, disability income or child support will be considered as verifiable income with proper documentation. Verification may include paycheck stubs, written verification from income source, or tax returns. If employment is to begin shortly, the employer must submit a "letter of intent".

4. Good Credit Rating & Criminal Record

Applicant must consent to allow Central Park Apartments through its designated agent and its employees, to obtain a consumer report and criminal report and criminal record information on purpose of determining whether to lease an apartment to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports and criminal record reports on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports. By signing below, you thereby acknowledge your receipt of this disclosure and of the disclosure entitled "Summary of Consumer Rights," and you hereby consent to allow us, independently or through its designated agents of Central Park Apartments. In addition, Central Park Apartments may require an additional security deposit based on credit history, debt ratio or other information obtained through our designated agent.

5. Good Rental Reference

No formal rental history will be interpreted as good rental history provided this is the first residence for applicant (i.e., previous home w/ parents, military or dormitory). Double deposit will be required if this is first residence. Formal rental history is defined as information obtained from a mortgage company, property management company, condominium association, or other apartment community for the last six-month period. If renting from a private owner (i.e., single family home or condominium), proof of previous six-months rental payments will be required (copies of checks or money orders only). Good rental history will be interpreted as not more than 2 late payments and not more than one NSF check in a 24-month period.

6. Foreign Nationals

Persons of a foreign nation must provide a Federal Social Security number or a verifiable Federal ID number must possess a current passport and a current driver's license and proof of employment.

II. APPLICATION AUTOMATICALLY DENIED FOR:

- No verifiable Social Security or Federal ID number.
- Social Security number reported as questionable or false.
- Any applicant with outstanding debt, eviction or pending eviction from a previous or current landlord.
- Any one reports that the applicant has had poor housekeeping habits from a current or previous residence.
- Any one report that the applicant caused or was involved in disturbances from current or previous residence.

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- Any one report that the applicant did not abide by the rules and regulations from a current or previous residence.
- Any one foreclosure of real estate.
- Any application with bankruptcy history must have a “discharge” status or any bankruptcy where credit has not been reestablished.
- Any Felony conviction
- Any terrorism-related conviction
- Any drug-related conviction
- Any prostitution-related conviction
- Any sex-related conviction
- Any cruelty to animals-related conviction or Misdemeanor conviction involving a crime against persons or property
- Any of the above related charges resulting in “Adjudication Withheld” and/or “Deferred Adjudication” or Active status on probation or parole resulting from any of the above
- Falsification of any information on the application

III. OCCUPANCY LIMITS:

One bedroom – Two (2) Occupants Maximum

Two bedrooms – Four (4) Occupants, BUT Maximum of Three (3) Adults, no more than Three (3) non-related persons.

Three bedrooms – Six (6) Occupants, BUT Maximum of Three (3) Adults, no more than Three (3) non-related persons.

- Violating this policy will result in immediate termination of lease.

NEWBORN POLICY:

If you are an occupant and you are pregnant or have a newborn child less than six (6) months at the time of move-in and your newborn child reached the age of twelve (12) months (local and state laws exemption) during the term of your lease you may remain in the unit until your lease expires. Upon expiration of your lease you must do one of the following if the additional occupant breaches the occupancy limit: Move into another available unit of the apartments that have more bedrooms or give a 30-day notice and vacate the premises.

IV. APPLICATION PROCESSING FEE:

Each applicant must submit the sum of \$50, which is a non-refundable payment for a credit check, criminal background check if applicable to the property, processing charge of this application. Such sum is not a rental payment or security deposit. This fee is non-refundable. Any false information will constitute grounds for rejection of this application and forfeiture of the fee. If applicant is approved but fails to promptly enter into the contemplated lease, the application deposit shall be forfeited. The application deposit will be refunded within 24 hours only if the application is not approved.

V. CO-SIGNER

A co-signer will be accepted for applicants who do not meet item number three of the Lessee Selection Criteria requiring sufficient verifiable house hold income. Only a relative or employer residing in the same state or a member of the United States armed forces will be considered as guarantor/co-signer. The guarantor/co-signer will be required to complete an application and pay a full application fee. Guarantor/Co-signer must have a gross monthly income of (3) times the monthly rent and meet all other qualifying criteria identified in this screening policy. Co-signer must sign lease.

VI. SECURITY DEPOSIT :

A security deposit for a 1-bdrm is \$200.00, 2-bdrm is \$250.00 and 3-bdrm is \$300.00 is required upon taking possession of the apartment. An additional security deposit of one month’s rent is required for all applicants with a LOW ACCEPT Credit Retriever score and an additional two month’s rent is required with a CONDITIONAL ACCEPT Credit Retriever score as these scores present a liability to the property due to information received in the reports. Applicants may contact Credit Retriever for information regarding the score obtained but Central Park Apartments will not disclose information received.

The LESSOR shall not be obligated to return the Security Deposit unless the following conditions are met:

1. Full term of lease has expired.
2. The LESSEE gave a sixty (60) days advance written notice of move-out to the LESSOR.
3. No damage to property has occurred beyond fair wear and tear.

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4. The entire apartment is clean and debris free. A charge of \$ _____ will deducted from the Security Deposit to clean the apartment if the apartment is not clean and debris free.
5. Entire kitchen must be clean including range, exhaust fan, refrigerator, and dishwasher. Cabinets must be emptied and wiped clean. Drip pans must be new. A charge of \$ _____ will be deducted from the Security Deposit to clean the kitchen and replace drip pans.
6. All walls must be clean and free of stickers, scratches or holes. A minimum charge of \$ _____ will be deducted for apartments that need spot painting. A maximum charge of \$ _____ will be deducted from deposit if entire apartment needs painting.
7. Carpet must be cleaned professionally if apartment is not occupied for a full 12 months. There will be a charge of \$ _____ if not cleaned professionally. In the event carpet replacement is necessary, the charge will be prorated for the length of the lease based on the age of the carpet.
8. There are no unpaid charges.
9. All keys are returned.
10. Patio, balcony and front door is clean, free of damage and debris. A charge of \$ _____ will be deducted if not in clean and damage free condition.

LESSEE will be responsible for all charges stated above and damages except those items listed by the LESSEE on the move-in form, which is an integral part of lease. DEPOSIT REFUNDS ARE MADE WITHIN 30 DAYS SUBJECT TO THE CONDITIONS STATED AND THE RETURN OF ALL KEYS.

VII. PET PROVISIONS INCLUDED IN OUR LEASE: LARGE PETS AND FARM ANIMALS ARE NOT ALLOWED

The term "pet" includes domestic animals. Birds, ferrets, and lizards must be approved and caged at all

times. **PIT BULLS, CHOWS, ROTTWEILERS, AND DOBERMAN PINCHERS ARE NOT ALLOWED.**

B. Pets are not allowed unless the provisions stated herein are met.

1. The Lessee agrees to provide a photograph of the pet and only the pet described and named below and which has been approved by the Manager can occupy the premises. No additional or different pet is authorized under this lease agreement.
2. Size may not exceed 20 inches high or 20 pounds in weight for a non-refundable pet fee in the amount of \$100 per pet.
Size may not exceed 30 inches high or 50 pounds in weight for a non-refundable pet fee in the amount of \$100 per pet.
This fee is for the privilege of having a pet, not to cover damages. COST OF DAMAGE SHALL BE CHARGED TO THE RESIDENT.
The LESSEE agrees that the pet will be kept inside the apartment at all times except when on a leash and accompanied by the LESSEE.
3. The LESSEE agrees that if the pet becomes annoying, bothersome, or in any way a nuisance to other LESSEES or to the apartment operation, the LESSEE will immediately upon notice from the LESSOR remove the pet from the premises or vacate the apartment. In such event, LESSEE shall continue to pay rent and to comply with all other terms and conditions of this lease.
4. The maximum number of pets cannot exceed two (2).
5. Lessee agrees to dispose of pet waste after each walk.
6. In addition to the non-refundable pet fee- a \$20 per month pet rent is required.

VIII. DRUG FREE ADDENDUM: WE ARE WORKING WITH THE FEDERAL GOVERNMENT TO PROVIDE DRUG-FREE HOUSING FOR EVERYONE. Our lease includes language to substantiate this provision.

IX. GRILLS ARE NOT ALLOWED.

X. RENTAL CONCESSIONS AUTHORIZATION:

I (We) acknowledge that a concession of _____ in the value of \$ _____ is being given as an incentive to lease the above referenced apartment. In order to receive the full benefit of concession, I HAVE BEEN INFORMED THAT IF THE LEASE IS NOT FULLFULLED FOR ANY REASON, I (WE) MUST REPAY THE CONCESSION.

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List all other sources of income (Notarized statements must be attached)

Source _____ Amount \$ _____

Source _____ Amount \$ _____

Auto Information:

Year & Make _____ Color _____ License No. & State _____ Registered to _____

Year & Make _____ Color _____ License No. & State _____ Registered to _____

ONLY TWO (2) AUTOMOBILES PER APARTMENT ALLOWED (Initial Here _____)

Give Description & Tag Numbers of Any Boat, Motorcycle, Camper, Van, etc. You May Own

Emergency Contact:

1. Name _____ Address _____ Phone No. () _____

City _____ State _____ Zip _____

2. Name _____ Address _____ Phone No. () _____

City _____ State _____ Zip _____

AUTHORIZATION AND ACKNOWLEDGEMENT:

Applicant acknowledges that he/she is at least 19 years of age, can read and write and is of sound mind.

I/We authorize Central Park Apartments to verify the above information by all available means. The owner/manager/agent is not required to re-verify or investigate findings. This is to certify that the information is true and correct to the best of my/our knowledge and if any information is found to be untrue or misrepresented, the property owner is entitle to reject this application and retain all fees and deposits as liquated damages for our time and expense.

Each co-applicant(s) must submit a separate application(s).

Applicant's Signature _____ Co-Applicant Signature _____

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Aronov Realty Management, Inc.
STUDENT APPLICATION ADDENDUM

I, _____, have made application for an apartment at Central Park Apartments. My signature indicates my permission for Central Park Apartments to verify my lessee / dormitory history.

Signature

Date

Social Security No. / Student ID No. _____

Name of Landlord (if applicable): _____

Lease / Occupancy Terms: _____ Rental Rate \$ _____

Payment History: Timely _____ Slow _____ Owes _____ Collection _____

Condition of living space after lessee/student vacated: _____

Would you accept this person as lessee /student again? Yes _____ No _____

Comments: (Please note any unusual circumstances with disturbances caused by this lessee)

FOR OFFICE USE ONLY

PROCESSING OF APPLICATION

1. **Credit Retriever Report (Attached):** Yes _____ No _____
 2. **Income / Verification:** Yes _____ No _____
 3. **Employment Verification:** Yes _____ No _____
(Employment is not necessary to lease an apartment, but should be verified if applicant is listed as employed.)
 4. **Criminal Background:** Yes _____ No _____
Comments: _____
 5. **Present Residence Verified:** Yes _____ No _____
Comments: _____
 6. **Previous Residence Verified:** Yes _____ No _____
Comments: _____
Driver's License Verified: Yes _____ No _____
License # : _____ **Expiration Date:** _____
 7. **Rental Rate:** \$ _____
 8. **Application Fee:** \$ _____
 9. **Deposits:** \$ _____
 10. **Application:** Approved _____ Denied _____
 11. **Date Applicant Notified:** _____
 12. **Completed by:** _____ **Date:** _____
- Agent Name:** _____ **Date:** _____
- Manager Approval:** _____ **Date:** _____

Lease Application Addendum

1. **Have you or a member of your household ever been convicted of or pleaded guilty or “No Contest” to any Felony? Any Drug or Sexual Offense?**

Yes No

2. **Have you or any member of your household ever been convicted of or plead guilty or “No Contest” to Cruelty to Animals?**

Yes No

If Yes, Please explain. Providing the Location, Date and Nature of the Offense:

By signing this Addendum to your lease application, you declare that all of your responses are true and complete, authorizing the Lessor or the Lessor’s appointed agent to verify this information. Any “Yes” response, or any false statement on this addendum to the application will lead to rejection of your application and/or immediate termination of your lease.

Signature

Date

Signature

Date

Signature

Date