



302 SW Oakmont Dr

Ankeny IA 50023

515-444-1299

Resident Qualify Criteria

Application Fee (NON-REFUNDABLE): \$50.00 per person

Security Deposit: 1 Month Rent

Pet Fee (NON-REFUNDABLE): \$500 up to 25 pounds and \$600 25 – 50 pounds (limit 2)

******WE DO HAVE BREED RESTRICTIONS******

*****Cancellation Policy: Deposit and Application Fee(s) are non-refundable*****

Application Criteria for Leasing

Salary/Employment

1. Your local employment must be verified, including salary amount.
2. To qualify, a prospective resident's monthly income must be equal to or exceed 2.5x the amount times the monthly rental amount (combined for married couples). For roommate situations, each lessee must show gross income equal to or exceeding 2.5x the amount of monthly rent.
3. Self-employed prospective residents must provide previous year's tax return for salary verification.
4. Bank accounts, stocks, bonds, and other forms of assets may also be used to verify the financial status of a prospective resident

Credit Management will request a credit history taking into consideration timely payments, the prospective resident's debt-to-income ratio and the anticipated rental amount. Marginal or bad credit may result in an additional security agreement or denial of the application. We do require verification of identity, credit and criminal background check on all applicants and occupants over the age of 18.

Residential/ Rental History The prospective resident must have acceptable rental history that can be verified or must be a recent college or technical student. A satisfactory rating on the credit report for a mortgage will serve in lieu of rental history.

Occupancy Standards Each apartment community has occupancy standard in regards to the number of occupants in each floor plan. You will need to contact the leasing office for their current occupancy standards.

Criminal Search Any applicants who have been determined to have criminal conviction or current indictment for possession, sale, manufacture or distribution of controlled substances or for any crimes involving firearms or crimes involving firearms or crimes against persons or property will be denied residency and occupancy. Management reserves the right to deny residency and occupancy for any criminal activity at their discretion. Guarantor/co-signers cannot be a substitute for this requirement.

Guarantor Prospective residents who do not meet the above listed salary requirements may qualify through an approved guarantor (co-signer). The guarantor must qualify for the apartment based on special requirements.

Application to Rent

Applicant

DATE			
NAME			SOCIAL SECURITY NUMBER
DATE OF BIRTH	DRIVER'S LICENSE NO.	STATE	PHONE NUMBER
PRESENT ADDRESS:			
PROPOSED OCCUPANTS	NAME		AGE

PRESENT OCCUPATION	NAME OF EMPLOYER		
HOW LONG WITH THIS EMPLOYER?	EMPLOYER ADDRESS		
	EMPLOYER PHONE NUMBER		
CURRENT GROSS INCOME			
\$	PER	WEEK	MONTH
			YEAR
Have you ever been evicted? Yes _____ No _____ if "yes" explain _____			
Have you been or are you presently in an illegal abuser of and controlled substance? Yes _____ No _____			
Have you ever been convicted of illegal manufacture or distribution of any controlled substance? Yes _____ No _____			
Have you ever been convicted of a felony? Yes _____ No _____			

SPOUSE

NAME			SOCIAL SECURITY NUMBER
DATE OF BIRTH	DRIVER'S LICENSE NO.	STATE	PHONE NUMBER

PRESENT OCCUPATION	NAME OF EMPLOYER		
HOW LONG WITH THIS EMPLOYER?	EMPLOYER ADDRESS		
	EMPLOYER PHONE NUMBER		
CURRENT GROSS INCOME	PER	WEEK	MONTH
\$			YEAR
Have you ever been evicted? Yes _____ No _____ if "yes" explain _____			
Have you been or are you presently in an illegal abuser of and controlled substance? Yes _____ No _____			
Have you ever been convicted of illegal manufacture or distribution of any controlled substance? Yes _____ No _____			
Have you ever been convicted of a felony? Yes _____ No _____			

If you become seriously ill or die, you authorize the person listed above to enter your dwelling to remove and store all contents, as well as your property in the mailbox, storerooms, and common areas. In case you become seriously ill or are injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

In case of emergency, notify (preferably a relative):			
Name	Address	Phone Number	Relationship
1.			
2.			

Automobile: Make _____ Model _____

Year _____ License Number _____

Automobile: Make _____ Model _____

Year _____ License Number _____

Motorcycles (other Vehicles) _____

Certification/Notification: Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of the references and credit records. In addition to the foregoing, applicant(s) will be charged a non-refundable application fee for costs and expenses in checking applicant's credit. Applicant acknowledges that false information herein may constitute grounds for refusal of this application, termination of right of occupancy and/or forfeiture of deposits and may constitute criminal offense under the laws of the state. Furthermore, applicant understands that an investigative consumer report, including information about personal character and criminal records may be made. Applicant understands that a written request for the nature and scope of the investigation may be made if this is done within a reasonable period of time following this application for residency. In consideration for owners' taking the dwelling off the market while considering approval of this application, applicant may forfeit the security deposit(s), as well as the application fee if applicant is approved but fails to enter into the lease. Keys will be furnished only after the lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid.

This application is preliminary only and does not obligate the owner or owner's agent to execute a lease or deliver possession of the proposed premise.

Equal Credit Opportunity Act: The Federal ECOA prohibits from discrimination against applicants on the basis of sex or marital stats.

Reference: http://www.usdoj.gov/crt/housing/housing_ecoa.htm

Fair Housing Act: The Federal Fair Housing Act prohibits from discrimination against applicants on the basis of race, color, religion, sex, handicap (as such term is defined in Section 802 of this Act), familial status (as such term is defined in Section 802 of this Act), or national origin.

Reference: <http://www.usdoj.gov/crt/housing/title8.htm>

Once we receive your completed application and fees, your application will be processed through a credit scoring system. With your application, we will also need proof of income. This can be in the form of current pay stub, most recent W-2, savings accounts and money markets, and statements of other financial assets. Rental history and/or mortgage history will also be verified. A negative rental history and/or mortgage history might result in the immediate denial of an application. Depending on the report results and verification of income and/or mortgage history, your application will be accepted, accepted with additional deposit, or denied.

The following list of fees below will be due at time of application and there could be additional fees as well. An apartment will be assigned to you upon receipt of the required upfront fees.

Acknowledgment by Signing: You declare that all your statements on the first page of this application are true and complete. You're authorizing us to verify this information through all available means. We're not required to verify or investigate any preliminary findings. If you've failed to answer any questions, we're entitled to reject this application. If you've given false information, we're entitled to (1) reject the application, (2) retain all application fees and deposits as liquidated damages for our time and expense, and (3) terminate your right of occupancy. Giving false information may also constitute a serious criminal offense. In any lawsuit relating to this application, including statutory or regulatory right stemming from any lease, the prevailing party is entitled to recover attorney's fees and all other costs of litigation from the losing party. We reserve the right to furnish information to consumer reporting agencies about the performance of our residents on their Lease Contract obligations. This information may be reported at any time and include both favorable and unfavorable information regarding your compliance with the lease, the rules, and your financial obligations.

I HAVE READ AND AGREE TO ALL PROVISIONS AS STATED:

Signed by applicant: _____ Date: _____

Signed by applicant: _____ Date: _____