

**WEST 10 APARTMENTS
APPLICATION FOR RESIDENCY**

Applicant Name: _____ Date of Birth: _____ SS# _____

First Middle Last

Driver's License: # _____ State: _____ Phone #: _____ E-mail _____

Vehicle Info: Year/Make/Model: _____ Tag #/State: _____ Color: _____

Employer: _____ Supervisor: _____ Phone: _____

Present Address: _____
Street Apt# City State Zip Code

Dates (From/To): _____ Monthly Payment: _____ Type of Unit: Apt./House/Condo/Dorm/Other _____

Present Landlord/Mortgage Co. Name and Phone Number _____

Contact Person: _____ Rent/Own (Circle) Reason for Moving: _____

Previous Address: _____
Street Apt# City State Zip Code

Dates (From/To): _____ Monthly Payment: _____ Type of Unit: Apt./House/Condo/Dorm/Other _____

Previous Landlord/Mortgage Co. Name and Phone Number _____

Contact Person: _____ Rent/Own (Circle) Reason for Moving: _____

Parental/Next of Kin Info. -Name: _____ Phone #: _____

Address: _____
Street Apt# City State Zip Code

Income Info: **Annual Salary*** (Including fees, tips, commissions, bonuses) _____
 Additional Annual Income* (Child support, grants, parental support, student
 financial aid, etc.) and Source _____ + _____
 Total Amount of Assets (Investments, Savings, Real Estate Holdings, etc.) + _____
 Annual Income from Assets (Rents, Dividends, Interest, etc) + _____

 Total Anticipated Annual Income = _____

**If self employed, Applicant agrees to furnish last 2 years tax returns as verification of income. Applicant agrees that any additional income claimed must be supported by documentation to verify income. If income is unverifiable, it will not be credited for approval purposes.*

The undersigned warrants and represents that information on this Application is true and correct. The undersigned understands and agrees that West 10 Apartments, LLC, its successors and/or assigns and their respective agents and employees (collectively "Owner") may freely provide any information concerning the undersigned requested by any third party and the undersigned hereby waives all right of action for any consequence resulting from same. Owner is hereby authorized to verify the information supplied above including checking credit records, criminal background, current employment status and rental history with any previous or current landlord in order to process this Application. If references provided by the undersigned are not satisfactory to Owner in its sole discretion or cannot be checked due to missing or incorrect information, Owner may, at its sole option, terminate any lease or other agreement entered into by Owner and the undersigned and/or declare a default thereunder. In the event the Application is approved by Owner in its sole discretion and Owner requires the execution of an Unconditional and Continuing Guaranty in connection therewith, **Applicant has 10 days from the date such lease is signed to deliver an executed counterpart of such guaranty. Failure to timely deliver same shall constitute a default under the applicable lease and Owner may, without limiting any other rights available to it, terminate said lease and applicant will forfeit all deposits paid to Owner.** If this Application is denied for any reason, other than Applicant failing to timely deliver any required guaranty, Owner will refund all deposit monies and fees, excluding a \$35 application fee. **Applicant initials:** _____

Have you ever been arrested, charged or convicted of a crime? _____ Yes * _____ No
*If yes, please explain what, where, why? _____

Are you a registered sex offender or sexual predator? _____ Yes _____ No
*****Failure to divulge such information could be grounds for automatic denial of application for residency.**

Applicant's Printed Name Applicant's Signature Date

How did you hear about us? (Please Check)

____ Paradigm Apt. Guide ____ Apt. Hunters Referral
____ Apt. Finders Referral ____ Leasing Connection
____ Rental Guide ____ Newspaper: (circle one) The Democrat or FSView
____ Internet ____ Signage
____ Yellow Pages ____ Other (Please List) _____
____ Resident/Friend Referral **name of person who referred you: _____

FOR OFFICE USE ONLY:

Owner Approval / Denial of Application: Initials: _____ Approved _____ Denied _____ Date _____ Time _____

West 10 Apartments
RENTAL APPLICATION
APPROVAL CRITERIA

Please review the following list of criteria. Note that these are our current rental criteria and that nothing contained in these requirements shall constitute a guarantee or representation by us that all residents currently residing in our community have met these requirements.

Equal Housing: Paradigm Communities adhere to the Fair Housing Act which stipulates that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. Paradigm Communities is an Equal Housing Opportunity Community.

Identification: All visitors must present a current photo ID issued by a state or government authority (i.e. State Issued Driver's License, State Issued Photo Identification Card, current Passport, current United States Military ID card, or VISA issued by US immigration and Naturalization Services.)

Occupants: Occupancy is strictly limited to one person per bedroom. An additional minor child, two (2) years of age or under, who occupies the same bedroom with the child's parent or legal guardian, will be permitted in addition to the one person per bedroom occupancy guidelines as defined above. The birth certificate for the child must be submitted with the application for rental.

Application for Residency: An application for Residency must be completed and maintained for each person who will be living in the apartment and/or contributing to the payment of rent.

Social Security Number Required: Any resident that does not have a social security number must pay two (2) months rent in advance, or provide an approved Lease Guarantor.

Rental History: Applicant or Lease Guarantor must have a minimum of 1 year of good continuous rental or mortgage history. Eviction, Skip, or Money Left Owing to a Landlord within three (3) years of application date or falsification of this application may result in an automatic rejection.

Credit History **: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. A FICO Credit Score must be above 599. Satisfied or unsatisfied evictions can disqualify an applicant. Outstanding utility debt can disqualify an applicant. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, foreclosures, judgments or bankruptcies.

**If insufficient credit history is obtained or if applicant does not meet credit history guidelines as stated above then the potential resident may need to pay two (2) months rent, as additional deposit. Approval may also be granted once applicant obtains a qualified Guarantor..

Lease Guarantors: This community permits lease guarantors. A lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental application(s). Lease guarantors must reside in the USA. A Guarantor must qualify based on Paradigm Communities credit requirements. The guarantor must also fill out and submit a valid Guarantor form. Please see office personnel for further instructions.

Criminal Background Checks: The Apartment Community will perform a criminal background screening on all applicants. Applications will be rejected for felonies, deferred adjudications for a felony, and crimes against persons, sexual offenses, weapon offenses, drug and narcotics charges, or if applicant has a juvenile record that includes any of these serious offenses. Any such offense shall be grounds for denial of the application or termination of the lease should such offense occur after the approval of the initial application. Please note that this requirement does not constitute a guarantee or representation that Residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony, there may be residents or occupants who have applied to reside in our community prior to the implementation of this Approval Criteria. The background reports may include an Office of Foreign Assets Control (OFAC) search for Specially Designated Nationals and Blocked Persons. The OFAC list is updated periodically as new individuals and entities are identified. The United States government has classified the individuals and/or entities on the list as potentially dangerous and a threat to national security.

Notification: Applicants will be informed of the status of their application by telephone within five (5) business days (Mon – Fri) from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with instructions to contact Resident Data, the background screening company. Resident Data will provide copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not permitted to provide details to the applicant regarding said information.