

RENTAL APPLICATION

ANDERSON RESOURCES INC.
1302 HEMMINGWAY DRIVE
FAIRBORN, OH 45324

OFFICE USE ONLY
Address:
Total Security Deposit:
Base Rental Rate: / Additions:
Date of Occupancy:
Lease Dates:
Agent:
Comments:
Date:
(Approved) (Refused) (Cancel)
Approved By:
Entered into Tenant Pro:
INITIALS DATE

Date:

Name of Apartment:

This application and the contents are considered as part of my lease.

Mr./Mrs. Home Phone: Cell Phone:
First Middle Last Maiden

Miss/Ms. E-Mail Address:
First Middle Last Maiden

Present Address: How Long: \$ P/M
City State Zip

Owner: Address: Phone:

Previous Address: How Long: \$ P/M

Owner: Address: Phone:

Employed By: Address: Phone:

Position: Monthly Salary: How Long: Supervisor:

Previous Employment: Position: Monthly Salary:

Length of Employment: Supervisor: Phone:

Spouse Employed By: Position: Monthly Salary:

Length of Employment: Supervisor: Phone:

Your Birth Date: Drivers Lic. No.: State: S.S. NO.:

Spouses Birth Date: Drivers Lic. No.: State: S.S. NO.:

In case of emergency notify: Address: Phone:

What is the main reason you selected our community?

Have you ever been evicted from any type of housing?

Apartment desired: Date of occupancy: Lease term:

Names of all other occupants: (all persons living on premises must be listed)

Table with 3 columns: Name, Relationship, Birth Date

Vehicle Make & Type: Color: Year: License No.
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PERSONAL REFERENCES:

Name: Relationship: Phone:
Name: Relationship: Phone:

I was referred to your apartment by:

Do you have a pet? what kind? weight:

I understand I acquire no rights to an apartment until I sign a Lease and it has been accepted by the Lessor in the form submitted to me and make a deposit of \$200.00 on the apartment I have selected, which deposit is to be held as long as I occupy the apartment. I acknowledge that I have been advised of Owner's Policy relating to pets and also that I will not be permitted to park motorcycles, trailers or boats on the property unless written approval is given by management. In consideration of the Landlord's holding this apartment for me, I acknowledge a \$50.00 fee in the form of a cashier's check or money order should I cancel before five (5) days and forfeit as liquidated damages in the event I do not choose to enter into the Lease applied for herein. I hereby certify that the information herein contained is correct and that any falsification or misrepresentation will immediately void this application.

\$50.00 Cancellation Fee. \$35.00 Non-Refundable Screening Fee (Cashier's Check or Money Order Only).

* Valid ID to be shown at time of application.

* Please see reverse side

*Application Continued

Applicant Signature Date

Applicant Signature Date

DISCLOSURE OF INVESTIGATIVE CONSUMER REPORT

As part of **ANDERSON RESOURCES, INC.** procedure for processing your rental application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your neighbors, friends and others with whom you may be associated. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living.

You have the right to make written request, within a reasonable period of time after receipt of this disclosure, to receive additional detailed information about the nature and scope of this investigation.

CANCELATION OR REFUSAL

Should it be necessary to refuse a rental application, or if the applicant cancels, **ANDERSON RESOURCES, INC.** will issue any refundable portion of the deposit no sooner than 15 working days from the date deposits your personal check in the bank. However, this procedure may be expedited if you can provide **ANDERSON RESOURCES, INC.** with a copy of your canceled personal check.

ACKNOWLEDGEMENT

The undersigned hereby acknowledge receipt of the foregoing disclosure and hereby consents to the investigative consumer report described therein.

SIGNATURE

DATE

SIGNATURE

DATE

**THE COMMUNITIES AT CHANNINGWAY
STATEMENT OF RENTAL POLICY**

EQUAL HOUSING: Non-discrimination on the basis of race, color, religion, sex, familial status, handicapped or national origin is the comprehensive policy of Anderson Resources Incorporated.

OCCUPANCY: No more than two (2) persons in a one (1) bedroom apartment, and no more than four (4) persons in a two (2) bedroom apartment. These occupancy rules are strictly enforced.

APPLICATION FEE: The application fee is non-refundable \$35.00 (per applicant unless married) and due at the time the application is turned in for processing. The application fee must be paid in a cashier's check or money order only. Because there are no exceptions, please review our qualifications carefully, making certain to the best of your knowledge, you will meet the qualifications stated.

INCOME REQUIREMENTS: Gross monthly income must be equivalent to at least three times the monthly rent. Allowances for scholarships, study subsidies and/or inconsistent income such as alimony, commissions or tips will require written verification.

QUALIFICATIONS: A complete check of the following will be made:

- **Residence:** Present and previous must report a prompt payment record including no more than 3 late payments or NSF checks returned within a 12 month period, sufficient notice being given when vacating, no damages to site property and no history of disruptive behavior.
- **Income:** All applicants must have stable income and be able to furnish acceptable proof of income including 2 most current pay stubs, employment offer letter, or current W2's.
- **Credit History:** All applicants must have a FICO score of 550 or greater. If applicant has a utility collection it must be paid in full before an application will be approved. No credit is treated as good credit.
- **Automatic Denial:** A bankruptcy that is less than 7 years old (if discharged and good credit established since, we will overlook the bankruptcy).
A record of a foreclosure of a previously owned home in the last 7 years.
Any legal items (including tax lien, repossession, or other public records) that are less than 7 years old.
More than \$5000.00 outstanding debt (past due accounts and collections)
Landlord collections in the last 7 years.
One or more felonies in the last 7 years.
One or more misdemeanors in the last 7 years. (not including traffic violations)
Registered sex offender
Eviction

***Guarantors (Co-signers) may be considered in the event the applicant is low on income or do not have sufficient rental history however they will not be considered if the applicants credit or criminal background does not meet requirements.**

LEASE TERMS: Channingway offers lease terms of six months, nine months, and twelve months. Should you choose to do a six-month lease your rental rate will increase by \$50.00 each month or you may pay \$300.00 up front in short-term lease fees. A nine-month lease requires an additional \$25.00 per month or an upfront payment of \$225.00.

UTILITIES AND RENTAL INSURANCE: Our residents are responsible for Electric (all appliances and AC) and Gas (hot water heater and furnace) and Water and Sewer. Please see attached utility sheet for more information regarding rental insurance.

Signature

Date

Signature

Date