

PershingLofts

Pershing Lofts APPLICATION FOR RESIDENCY

The undersigned applicant(s) hereby applies for and offers to execute a Lease as provided by Pershing Lofts(hereinafter Lessor). The undersigned applicant(s) warrants that the statements contained herein are true. **Once approved, if the undersigned applicant(s) fail to take possession of the apartment, the deposit will be forfeited. Providing false or inaccurate information on the application will result in forfeiture of ALL MONIES paid and rejection of this application.**

The purpose of this application is to assist Lessor in deciding whether to rent to applicant(s). Receipt of this application by Lessor does not obligate Lessor to deliver occupancy of any apartment.

Unit Desired _____ Monthly Rent \$ _____ Move-in date _____

(Please Print)

NAME _____

Birth date ____/____/____ Social Sec # _____

TELEPHONE _____
Home Business

EMAIL _____
Home Business

PRESENT ADDRESS _____
Street City State Zip Length of Residency

PRESENT LANDLORD _____
Name Apt. Community Phone Rent Paid

PREVIOUS ADDRESS _____
Street City State Zip Yrs./Mos.

PREVIOUS LANDLORD _____
Name Apt. Community Phone Rent Paid

OTHER PERSONS TO OCCUPY APARTMENT		
NAME	RELATIONSHIP	BIRTHDATE
_____	_____	_____
_____	_____	_____
_____	_____	_____

DO YOU OWN ANY PETS: YES NO (Circle one) If Yes, Type _____ Lbs. _____

PRESENT EMPLOYER _____
ADDRESS _____

DATES OF EMPLOYMENT _____

POSITION _____

NAME OF SUPERVISOR _____

TELEPHONE _____

GROSS MONTHLY INCOME _____

DRIVER'S LICENSE # _____ STATE _____

AUTOMOBILES OWNED

License #	State	Make	Model

PREVIOUS EMPLOYER _____

ADDRESS _____ PHONE _____

HAVE YOU EVER BEEN EVICTED OR SUED FOR PAYMENT OF RENT? _____ IF YES, INDICATE WHEN SUCH ACTION WAS TAKEN, WHERE (CITY AND ADDRESS), BY WHOM, FOR WHAT REASON AND THE OUTCOME OF THE ACTION.

NAME AND ADDRESS OF NEAREST RELATIVE

NAME _____ Relationship _____
ADDRESS _____ PHONE _____

NAME _____ Relationship _____
ADDRESS _____ PHONE _____

Acceptance of this application, and any monies deposited, is not binding upon Landlord until approved by Landlord. If applicant withdraws this application a fee of \$50.00 will be retained by Landlord as a fee for processing the application and as liquidated damage for the rental the Landlord has lost. If applicant wishes to reserve an apartment, \$300 for 1 bedroom and \$500 for 2 bedroom will be accepted by Landlord as a Security Deposit. It is further understood and agreed, if an apartment is held for applicant for more than 3 days all monies deposited shall be forfeited to Landlord. If this application is not approved by Landlord, the Security Deposit will be refunded. Applicant(s) further irrevocably authorize Landlord to transfer to the Owner-Landlord at any time, without liability to anyone, any and all deposits herein mentioned or otherwise required in connection with the occupancy of the applicant(s).

Applicant(s) hereby acknowledge(s) that the Owner-Landlord, any affiliate, agent, or employee thereof, may procure an investigative consumer report concerning the applicant(s), including information as to the character, general reputation, personal characteristics, criminal background check, and mode of living of the applicant(s) and that the applicant(s) shall have the right within a reasonable period of time hereafter to request a complete and accurate disclosure of the nature and scope of the investigation requested. Applicant(s) hereby expressly authorize(s) the Owner-Landlord, Agent for Owner, and their respective affiliates, agents, and employees to disclose to others any information about the applicant(s) possessed by them to the extent such disclosure is otherwise prohibited by law.

SIGNATURE OF APPLICANT

DATE

APPLICATION CRITERIA

All applicants for residency will be processed through a credit-reporting agency. All responsible parties 18 years of age or older must complete and sign an application. Unauthorized occupants are strictly forbidden.

In reviewing the application, all or part of the following areas will be taken into consideration.

1. CREDIT

All credit status for the last 2 years will be checked through the appropriate **Credit Bureau**. The credit history must be free of any outstanding debt to previous landlords, and creditor.

2. RESIDENT/RENTAL HISTORY

The last 2 years resident/rental history is required. All appropriate phone numbers and addresses, where this information may be **VERIFIED**, must appear on the occupancy application. All resident history must be free of rental housing evictions, skips and all delinquencies.

3. EMPLOYMENT INCOME

Applicant's **local employment** must be verified, including salary amount. Gross salary must be 3X's monthly rental amount.

4. CHECK WRITING HISTORY

No evidence of negative check writing history.

5. CRIMINAL HISTORY

The criminal records of all household members over the age of 18 will be checked and reviewed for felony and misdemeanor offenses. The information gathered as the result of this check would effect the approval of the application.

6. NON U.S. CITIZENS

Must be able to provide documentation from U.S. Immigration to verify legal entry and residency in the United States for the length of the lease term.

This community is committed to **DRUG-FREE HOUSING**. The lease agreement prohibits criminal activity, including drug related criminal activity on or near our premises.

PLEASE TAKE YOUR TIME AND FILL OUT YOUR APPLICATION THOROUGHLY TO INSURE TIMELY PROCESSING. PROCESSING CANNOT BEGIN UNTIL A COMPLETED APPLICATION IS RECEIVED.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's resident selection criteria. The resident selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant Signature

Date: _____

Applicant Signature

Date: _____

Date: _____



Applicant Signature