

Please complete all information requested below. Incomplete information will delay the processing of your application. PLEASE PRINT CLEARLY. Each Applicant and Occupant over the age of 18 must submit a separate application.

About You *(Exactly how it appears on driver's license or government issued ID card)*

First Name		Middle Name		Last Name	
Social Security # ____-____-____	Driver license # or state ID #	State of Issue	Eligible to live in the United States <input type="checkbox"/> Yes <input type="checkbox"/> No		
Date Of Birth	Former Last Names (maiden or married)	Email address			
Current Address		Apt/Unit #	City	County	State Zip
Work Phone		Home Phone		Mobile Phone	
<input type="checkbox"/> Rent <input type="checkbox"/> Own	Monthly Payment	How long have you lived there Years _____ Months _____		Anticipated move-out date	
If renting, provide name of Landlord or Apartment Community/If owned, provide name of Mortgage Company					Phone
Landlord/Apartment Community/Mortgage Address			City	County	State Zip
Previous Address (if less than 2 yrs. at current address) Apt/Unit #			City	County	State Zip
<input type="checkbox"/> Rent <input type="checkbox"/> Own	Monthly Payment	How long have you lived there Years _____ Months _____		Anticipated move-out date	
If renting, provide name of Landlord or Apartment Community/If owned, provide name of Mortgage Company					Phone
Landlord/Apartment Community/Mortgage Address			City	County	State Zip

Employment

Current Employer		Supervisor's Name		Supervisor's Phone	
Employer's Address			City	County	State Zip
Your Position / Title	How long have you worked there? Years _____ Months _____	Gross Monthly Income	Additional Income – child support, alimony, or other maintenance income you want included for qualification		
Previous Employer (if less than 2 years at current job)			Supervisor's Name		Supervisor's Phone
Previous Employer's Address			City	County	State Zip
Your Position / Title	How long did you work there? Years _____ Months _____	Gross Monthly Income			

Pets (keeping a pet requires consent from lessor)

Breed	Weight	Age	Name

Your Rental/Criminal History *(You represent the answer is "no" by leaving any of the check boxes in this section blank)*

Have you or any occupants ever been convicted, pled guilty, no contest, received probation, deferred adjudication, court-ordered supervision, or pre-trial diversion for any criminal offense? Yes No

Do you or any of your occupants have charges pending? Yes No

If yes, please provide details and dates: _____

Have you or any of your occupants been sued for property damage? Yes No

Have you or any of your occupants ever been sued for rent? Yes No

Have you or any of your occupants ever broken a lease? Yes No

If yes, please provide details and dates: _____

Other Occupants (List names of all persons under 18 who will occupy the unit. All occupants over 18 must complete a separate application.)

First Name	Last Name	Birth date	First Name	Last Name	Birth date

Emergency Information Emergency contact person over 18 not living with you. Family member preferred.

First Name	Last Name	Relationship	Address, City, State, Zip	Phone

If you are seriously ill, missing, or in jail or penitentiary according to an affidavit of: (check one or more)

- the person listed above
- your spouse
- your parent or child

we may allow such person(s) to enter your dwelling to remove all contents, as well as your mailbox, storeroom, and common areas. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

Vehicle Information (List all vehicles to be parked by you, your spouse, or other occupants, including cars, trucks, motorcycles, etc.)

Year	Make/Model of Vehicle	Color	License plate #	State

Other Information

How did you hear about our community?

- Sign
- Locator Service (which one?) _____
- Employee Referral
- Apartment Guide
- Newspaper (which one?) _____
- Resident Referral
- Internet Site (which one?) _____
- For Rent Magazine
- Yellow Pages/Phonebook
- Other _____

Authorization/Acknowledgement This application is made for the purpose of procuring rental of premises and for credit clearance.

By signing this application, Applicant declares that all statements in this application are true and complete. Applicant acknowledges that false, incomplete, or misleading information may constitute a criminal offense, rejection of this application, termination of rights of occupancy, and forfeiture of all application fees and deposits. The community may at any time furnish information to consumer reporting agencies and other rental housing owners regarding Applicant's performance of legal obligations, including both favorable and unfavorable information about compliance with the Lease Contract, rules and financial obligations.

Any applicable application fees must be paid prior to processing of the application and are non-refundable. The application process will begin when the community has received completed applications from all Applicants. **Applicant has 72 hours after submission of the application in which to cancel, or the deposit is non-refundable.**

Applications expire after 30 days of completion. If applicants cancel their application and wish to reapply, they may do so if it is within 30 days. If it is after 30 days, a new application must be completed and a new application fee must be paid.

MAXX Properties and this community do not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status. The undersigned Applicant hereby consents to allow MAXX Properties, itself or through its designated agents and employees, to obtain a consumer report and criminal record information, obtain and verify credit, rental, and employment information in order to verify the above information. Applicant also agrees and understands that owner and its agents and employees may obtain additional consumer reports and criminal record reports in the future to ensure that Applicant continues to satisfy the terms of tenancy or for any other permissible purposes.

I have read and understand the provisions as stated in this Rental Application.

Applicant Full Name (printed)

Applicant Signature

Date





Rental Scoring & Your Rental Application



Thank you for applying at a MAXX Properties community. We take pride in providing quality housing at affordable rates. We are committed to complying with all applicable fair housing laws. We will be using the services of a third party application processing company to process your application. Your application will be processed without regard to race, religion, age, sex, national origin, color, familial status, or handicap.

What is credit scoring?

Credit scoring is a system that creditors use to help determine whether to give you credit. Information about you and your credit experiences, such as your bill-paying history, the number and type of accounts that you have, late payments, collection actions, outstanding debt and the age of your accounts is collected from your credit application and your credit report. A credit scoring system awards points for each factor that helps predict who is most likely to repay a debt (or, in this case, fulfill the lease). A total number of points – a credit score – helps predict how creditworthy you are, that is, how likely it is that you will make the payments when due.

What can I do to improve my score?

Credit scoring models are complex and often vary among creditors or apartment management companies. If one factor changes, your score may change – but the total improvement generally depends on how that factor relates to other factors considered by the model.

Nevertheless, scoring models generally evaluate the following types of information in your credit report:

- **Have you paid your bills on time?** Payment history is typically a significant factor. It is likely that your score will be affected negatively if you have paid bills late, had an account referred to collections, or declared bankruptcy.
- **What is your outstanding debt?** Your score is likely to be affected negatively if the amount you owe is close to your credit limit.
- **How long is your credit history?** An insufficient credit history may have an effect on your score, but that can be offset by other factors, such as timely payments and low balances.
- **Have you applied for new credit recently?** If you have applied for too many new accounts recently, your score may be negatively affected.
- **How many and what type of credit accounts do you have?** Although it is generally good to have established credit accounts, too many credit card accounts may have a negative effect on your score.

Credit models also evaluate information from your application, such as income and length of employment. To improve your application score under most models, concentrate on paying your bills on time, paying down outstanding balances and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent or use a co-signer. Based on qualifying scores, applicants may be required to pay an additional deposit.

Rental Requirements

- Criminal history - Applicants may be denied if convicted of a felony or misdemeanor. Applicants will be denied if convicted of a misdemeanor or a felony related to firearms, drugs, theft, destruction of property, crimes against a person, or any crime involving a minor.
- Income – Two (2) current pay stubs or prior year's W2 combined with 3 prior consecutive bank statements or offer letter with verifiable letterhead. Proof must be given for income that cannot be verified.
- Co-signers – Must qualify under the standards established for the community, assume full responsibility for rental payments if leaseholder defaults on payment, and be on the Lease Contract and assume responsibility for all rules and regulations in the Lease Contract.
- Occupancy - (2) two people per bedroom, plus one.
- Residents may not harbor any of the following breeds: Rottweiler, Pit Bull (AKA American Bull Terrier/Staffordshire Terrier, etc.), Doberman, Dalmatian, Chow Chows, German Shepherds, Akitas, or any animal MIXED with any of these breeds.
- All applicants and occupants over 18 years of age are required to be listed as a leaseholder, complete a rental application, and qualify under the standards established for the community.
- Falsification of any information on the rental application, negative reporting on any of the above listed items, or insufficient information to screen the application, may result in denial of the application.

Your signature below acknowledges that you have read and understand this document and are authorizing permission to obtain the information listed above.

Applicant: _____ Date _____ Applicant: _____ Date _____

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