



# APPLICATION FOR RESIDENCY

*(Each co-resident must submit separate applications.)*



BREEDEN  
MANAGEMENT  
COMPANY

Date: **Wednesday, August 06, 2008**

Property: **Stoney Run Breezeway Apartments**

Unit _____	<i>*For Office Use Only *</i>		
Apt. Address _____	Leasing Cons. _____	Pet: Y ( ) N ( )	
Apt Type _____	Monthly Rent _____	Concession: _____	
Date Leased _____	Pro-In \$ _____	Nsa: Y ( ) N ( )	
Lease Begin/End _____	Admin Fee: _____	W/D: Y ( ) N ( )	

**Applicant's Name: Ss #: Dob:**

**Driver's License #: State: Cell # :**

**Email Address:**

**Spouse's Name: Ss#: Dob:**

**Driver's License #: State: Cell # :**

**Email Address:**

**Other Occupants:**

Name: _____	Relationship: _____	SS#: _____	DOB: _____
Name: _____	Relationship: _____	SS#: _____	DOB: _____
Name: _____	Relationship: _____	SS#: _____	DOB: _____
Name: _____	Relationship: _____	SS#: _____	DOB: _____

**Present Address: \_\_\_\_\_**  
**Present Apt Name Or Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ Phone # \_\_\_\_\_**  
**Monthly Payment: \_\_\_\_\_ Dates: \_\_\_\_\_ Home Phone#: \_\_\_\_\_**  
**Reason For Moving: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_**

**Previous Address: \_\_\_\_\_**  
**Previous Apt. Name Or Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ Phone # \_\_\_\_\_**  
**Monthly Payment: \_\_\_\_\_ Dates: \_\_\_\_\_**

**Have you ever been evicted from any leased premises?  
If yes, explain:**

**Present employer (If military, branch):**  
**Position:**  
**Business address (If military, base and ship name):**  
**Business phone #: Business email**  
**Supervisor name: Supervisor's email Supervisor's phone # Employed since: Salary:**

**Previous Employer (If military, branch): Position: \_\_\_\_\_**  
**Business Address (If military, base and ship name):**  
**Business Phone #: Business email**  
**Supervisor Name: Supervisor's email: Supervisor's Phone # Employed since: Salary: \_\_\_\_\_**

**Spouse's Employer (If military, branch): Position: \_\_\_\_\_**  
**Business Address (if military, base and ship name):**  
**Business Phone #: Business email**  
**Supervisor Name: Supervisor's email: Supervisor's Phone # Employed since: Salary: \_\_\_\_\_**

**Current Or Latest Bank:**

Checking Account No: \_\_\_\_\_ Bank Name And Branch \_\_\_\_\_ City \_\_\_\_\_

Savings Account No: \_\_\_\_\_ Bank Name And Branch \_\_\_\_\_ City \_\_\_\_\_

**Vehicle Information:**

Year & Make \_\_\_\_\_ Color \_\_\_\_\_ License No & State \_\_\_\_\_ Registered To \_\_\_\_\_

Year & Make \_\_\_\_\_ Color \_\_\_\_\_ License No & State \_\_\_\_\_ Registered To \_\_\_\_\_

Additional Vehicles \_\_\_\_\_

Give Description & Tag Numbers Of Any Boat, Motorcycle, Camper, Van, Etc You May Own

Do You Own Any Pets?	If so, how many?	Kind	Weight	Color
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**Emergency Contact:**

Name: \_\_\_\_\_ Work No: \_\_\_\_\_ Home No: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Relationship: \_\_\_\_\_

*The Above Person Is  Is Not  Authorized To Remove And/Or Store All Contents Of Dwelling/Mailbox In The Event Of Serious Illness Or Death Of Resident*

Name: \_\_\_\_\_ Work No: \_\_\_\_\_ Home No: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Relationship: \_\_\_\_\_

*The Above Person Is  Is Not  Authorized To Remove And/Or Store All Contents Of Dwelling/Mailbox In The Event Of Serious Illness Or Death Of Resident*

**Application Fee:** Applicant has submitted the sum of \$\_\_\_\_\_, which is a **non-refundable** payment for credit check and processing charge of this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing application as furnished by the applicant; any false information will constitute grounds for rejection of this application. Applicant authorizes the Breeden Company to access a credit report and criminal background check for evaluation.

**APPLICATION AGREEMENT**

Each applicant and co-applicant must sign application agreement.

**APPLICATION DEPOSIT:** The application deposit is not a security deposit. Your application deposit will be credited to the required Administrative Fee upon move in. You may cancel your application within seventy-two (72) hours from initial approval and receive a full refund of your application deposit, but not your application fee (\$ \_\_\_\_\_ per applicant). If you cancel after the seventy-two (72) hours or fail to execute rental agreement or refuse to occupy the premises on the agreed upon date, all monies will be retained by owner as liquidated damages and the parties will have no further obligation to each other. If applicant is disapproved, the application deposit will be returned to you.

**X**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**X**

\_\_\_\_\_  
Co-Applicant's Signature

\_\_\_\_\_  
Date

**X**

\_\_\_\_\_  
Co-Signer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT

TITLE VIII of the CIVIL RIGHTS ACT of 1966 makes discrimination based on race, color, religion, sex or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company: Department of Housing and Urban Development, Washington D.C. 20410

EQUAL OPPORTUNITY CREDIT ACT

The Federal Equal Credit Opportunity act prohibits creditors from discrimination against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington D.C. 20580



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## CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

“I hereby authorize **Stoney Run Breezeway Apartments** to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application to rent, lease or purchase property. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, motor vehicle records, licensing records and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection. **I hereby expressly release Stoney Run Breezeway, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.”**

X \_\_\_\_\_  
Resident ( )

X \_\_\_\_\_  
Resident ( )

\_\_\_\_\_  
Resident Manager



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## RESIDENT SELECTION CRITERIA

**Equal Housing:** The Breedden Company does not discriminate on the basis of race, color, religion, sex, National origin, age, familial status or disability.

**Identification:** All visitors must present a valid driver's license or other photo identification in order to view the community. Other acceptable forms of identification are: valid state issued ID card, valid military ID card or a valid passport.

**Occupancy:** All leaseholders or occupants 18 years and older must fill out an application. (Married couples may complete one application). Resident history, credit history, and income / employment are verified for all applicants. All information provided must be true and correct, as well as verifiable. All verified information is entered into a scoring system which determines rental eligibility, as well as acceptance levels. Each applicant's resident, credit, and employment information will be individually scored. All occupants of legal age must be a leaseholder unless dependency status can be verified. Cosigners will be allowed to assist with income requirements only. At least one lease holder must permanently reside in the apartment.

### Qualifying Standards:

**Rental History:** Up to 24 months of rental history may be verified on present and previous residences. A positive record of prompt monthly payment, sufficient notice with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

**Credit History/Evaluation:** Your rental score results from a mathematical analysis of information found in your credit report, application and your previous rental history. Such information may include your bill paying history, the number and type of accounts you have, collection actions, outstanding debt, income and the number of inquiries in your consumer report. The Breedden Company evaluates the above information with a statistical scoring method known as "Scorex". For further explanation of this type of method, please refer to "Rental Scoring and your Rental Application."

**Income:** Acceptable income verification required may include two (2) current pay stubs, a letter from the employer and or the most recent W2. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

#### Acceptable Types of Income:

1. Work Income
2. Disability Income
3. Child Support Income- Must be Court Ordered with copy of Judgment
4. Alimony- Must be Court Ordered with copy of Judgment
5. Pension
6. Insurance Stipend- Structured Settlement

**All Forms of Income must be and are subject to verification by the Breedden Company.  
Dependency status will be verified with a previous year's tax return.**

**Co-signers:** In the event a co-signer is required, he/she must complete an application and meet all the Resident Selection Criteria. A co-signer will be fully responsible for the Lease Agreement.

**Criminal Screening-** The Breedden Company screens all Applicants and Occupants of Apartment Units 18 years of age and over for Multi State Criminal activity and Convictions. In conjunction with this screening process, The Breedden Company uses an automated recommendation model known as CrimSafe.

**PREPAID LEASE TERMS ARE NOT ACCEPTED IN LIEU OF THE ABOVE  
SPECIFIED SELECTION CRITERIA.**

