



(To be completed by each ADULT APPLICANT)

RENTAL APPLICATION

Verified Drivers License or State ID Yes No	Full Report	Credit Plus	Fast Facts
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Management Company	Complex Name	Contact	Telephone
Move In Date	Unit #	Monthly Rent	Lease
		Referred By	

APPLICANT INFORMATION

APPLICANT Last Name	First	Middle	D.O.B	Social Security #	Drivers License #
Roommate(s) Name(s)					

CURRENT RESIDENCE

CURRENT Address	Apt.#	City	State	Zip	Rent Own	In Date: Out Date:	Monthly Rent	Telephone
LANDLORD / Mortgage Co. Name		City	State	Zip	Landlord Day Phone		Landlord Evening Phone	
Reason For Vacating:			List any Roommates you have:					

HAVE YOU GIVEN LEGAL NOTICE AT YOUR CURRENT RESIDENCE?

PREVIOUS RESIDENCE

PREVIOUS Address	Apt#	City	State	Zip	Rent Own	In Date: Out Date:	Monthly Rent	Telephone
LANDLORD / Mortgage Co. Name		City	State	Zip	Landlord Day Phone		Landlord Evening Phone	
Reason for Vacating:			List any Roommates you have:					

EMPLOYMENT

APPLICANT CURRENT EMPLOYER	Position	Telephone	Supervisor's Name	Salary/Month	Date of Hire: Mo. Yr
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Additional Sources Of Income Per Month (list any income to be included for qualifications):

\$ _____ Month From: _____ Phone: _____

ADDITIONAL INFORMATION

Applicant Bank Name	Branch	Telephone	Checking Account #	Savings Account #
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List All Vehicles To Be Parked On-Site:

OTHER OCCUPANTS

Make	Model	Year	Color	License	State	Occupant Name	D.O.B
Make	Model	Year	Color	License	State	Occupant Name	D.O.B.

List other vehicles to be parked on site: _____

Have you, or any person who will occupy the unit, plead guilty or no-contest to any felony or misdemeanor? No Yes Describe Offense: _____ When: _____	Have you been evicted? No Yes
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EMERGENCY CONTACT	Relationship	Address	Telephone
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APPLICANT SCREENING CHARGE: \$ 35.00

I certify that the above information is correct and complete and hereby authorize you to do a credit check and make any inquiries you feel necessary to evaluate my tenancy and credit standing. I understand that giving incomplete or false information is grounds for rejection of this application. If any information supplied on this application is later found to be false, this is grounds for termination of tenancy. Owner/Agent has charged a screening charge as set forth above. Applicant screening entails the checking of information provided to the owner/agent by the screening service or credit reporting agency. Applicant's copy of this signed application shall be the receipt for the screening charge. The screening service is _____.

If the applicant is approved, applicant will have 24 hours from the forfeiture of the deposit if applicant(s) fail to execute the rental agreement. If applicant(s) fail to timely take the steps require above, they will be deemed to have refused the unit and the next application for the unit will be processed. Owner/Agent shall have no liability to applicant until such time as a rental agreement is signed by both parties. Applicant acknowledges receipt of a copy of the Criteria for Residency. The information contained in this application is true and complete.

Signed: _____ Applicant: _____ Date: _____

It is Prime Group's policy to comply with the Fair Housing Act and offer equal housing for all persons.

Wildhorse Estates at Green Valley requires all residents to meet the following applicant qualification standards:

1. All persons leasing an apartment must be of legal age to sign a contract. Applicant must be 18 years or older or an emancipated minor. All occupants 18 years or older will be required to complete an application (even if living with parent or guardian). Each applicant must complete an application in its entirety and all information provided must be true, accurate, and complete, as well as verifiable. A non-refundable applicant screening fee is required per application.
2. Qualification is determined using a credit analysis model, which provides data about an applicant in terms of resident history, current rent-to-income ratio, FICO credit scores, criminal background history as well as a search of public records. Credit reports are valid for 90 days.
3. If there are two or more applicants, a joint credit analysis will be processed. Joint reports weigh the combinations of income and risk and will be based on the aggregate score.
4. Maximum occupancy per apartment:

One Bedroom: **3** Two Bedrooms: **5** Three Bedrooms: **7**
5. Pet Regulations: (Where applicable) Two indoor cats or two dogs will be allowed per apartment based on property weight restrictions. Dogs should be on a leash at all times and owners must pick up after their dog(s). Breeds not accepted are: Akita, Bloodhound, Chow, Doberman Pinscher, Eskimo, Elkhound, German Shepherd, Great Dane, Malamute, Mountain Dog, Mastiff, Newfoundland, Pit Bull, Rottweiler, Shepherd, Sheepdog and Saint Bernard. All pets must be registered and approved by Management and a Pet Agreement must be signed. Additional deposits, fees and pet rent may apply.
6. Identification: Each applicant is required to provide a US Government issued identification card or driver's license or any valid Government issued passport.
7. At least one adult household member must **pass** the **credit** history evaluation. Credit reports must be evaluated on the following guidelines:
 - Each credit report shall be evaluated on a pass, pass with conditions or fail basis.
 - Negative medical history will never be considered in evaluating credit.
 - Any negative history over two (2) years old will not be considered in evaluating credit.
 - Evaluation will be made by an independent credit screening company.
8. Guarantor acceptance: An applicant may be eligible to be accepted for residency with a guarantor if the applicant has insufficient income or lack of credit. The guarantor must complete an application and submit an application fee for processing and must meet all of the qualification standards. The income requirement for a guarantor would be (5) five times the monthly rent. The guarantor must sign the Lease Agreement as leaseholder. If the guarantor is not present at move-

in, the Lease Agreement must be notarized and received on or before move-in day in order for the applicant to receive keys.

9. Social Security number: The US Government requires that each citizen and each resident alien acquire a Social Security number. In the event that the applicant is a foreign citizen who is only in the country on a temporary basis, a copy of a valid visa or permit is required to cover the term of the prospective lease agreement. For foreign citizens who have not established credit in the United States, the provisions in Section 8 above will apply.
10. Income Requirements: Gross annual income for all leaseholders is combined and must be equal to two and one-half times the monthly rental rate. Applicants must provide a recent paycheck stub, two bank statements showing reoccurring pay deposits, tax return or verifiable letter from employer on company letterhead prior to move-in. If applicant is self-employed, they must provide the previous year's income tax return and two months personal bank statements as evidence of sufficient income. For corporate entities, a personal representative will be required to guarantee all financial obligations of the corporation. If applicant is non-employed and intends to use savings for rent payment, applicant must provide proof of assets greater than 1 years rent. Although we cannot refuse a request to pay the full lease term up front this payment will not be considered as income.
11. Additional deposits: An additional deposit may be required based on the outcome of the credit analysis of the applicants.
12. Criminal background check: A criminal background check will be conducted for each applicant. Criminal convictions may constitute grounds for rejection of the application.

THE APPLICANT AGREES TO THE ABOVE GUIDELINES AND FURTHER ACKNOWLEDGES THAT THE APARTMENT COMMUNITY SHALL MATERIALLY RELY ON APPLICANT'S APPLICATION RESPONSES AND THAT ANY MISREPRESENTATIONS, WHETHER AFFIRMATIVE OR THROUGH A FAILURE TO STATE MATERIAL FACTS, SHALL CONSTITUTE BASIS FOR RESCISSION OF A LEASE AGREEMENT. IN ADDITION, APPLICANT ACKNOWLEDGES AND AGREES THAT THE APARTMENT COMMUNITY RESERVES THAT RIGHT TO CHANGE ITS APPLICATION AND QUALIFICATION CRITERIA WITHOUT NOTICE. WE RESERVE THE RIGHT TO CHANGE THE APPLICANT QUALIFICATIONS AT OUR SOLE DISCRETION WITHOUT FURTHER NOTICE.

Applicant Signature

Date

Applicant Signature

Date