



APPLICATION FOR RESIDENCY

(Each co-resident must submit separate applications.)



Date Saturday, May 28, 2016

Property Aqua at 25th Street Apartments

Leasing Consultant _____

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

Landlord Address _____ **Landlord Phone #** _____

Monthly Payment: _____ **Dates:** _____ **Home Phone #:** _____

Reason for Moving: _____

Previous Address: _____

Previous Apt Name or Landlord: _____

Landlord Address: _____ **Landlord Phone #:** _____

Monthly Payment: _____ **Dates:** _____ **Home Phone #:** _____

Reason for Moving

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:** _____

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:** _____

Spouse's Employer (If military, branch): _____

Position: _____ **Business Address (If military, base and ship name):** _____

Business Phone #: _____ **Business Email:** _____

Supervisor's 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 and Make _____ Color _____ License No & State _____ Registered To _____

Year and 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? _____

Name _____ Kind _____ Weight _____ Color _____

Name _____ Kind _____ Weight _____ Color _____

Name _____ Kind _____ Weight _____ Color _____

Do you need a hearing-impaired smoke detector? _____ **Yes** **No**

Emergency Contact:

Name: _____ **Work No:** _____ **Home No:** _____

Address: _____

Email: _____

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: _____

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.

Have you ever been evicted from any leased premises? Yes or No
If yes, explain:

Have you ever been convicted of a crime? Yes or No
If yes, explain:

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). After seventy-two (72) hours, you hereby agree to execute a lease and Landlord will prepare and hold the dwelling unit based upon this promise. 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 actual damages and the parties will have no further obligation to each other. If applicant is disapproved, the application deposit will be returned to you.

Applicant's Signature

Date

Co-Applicant's Signature

Date

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, handicap, familial status, elderliness, 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



BREEDEN
MANAGEMENT
COMPANY

CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT

“I hereby authorize **Aqua at 25th Street 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 Aqua at 25th Street Apartments, 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

X_____
Authorized Agent



BREEDEN
MANAGEMENT
COMPANY

RESIDENT SELECTION CRITERIA

Equal Housing: The Breedden Company does not discriminate on the basis of race, color, religion, sex, National origin, elderliness, 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.

Occupancy Guidelines: In the local, state and federal law concerning occupancy limits, there are no set parameters for guidelines concerning dealing with occupancy limits in the context of familial status. Therefore, our company policy is to follow the guideline from HUD, which states a limitation on occupancy to two persons per bedroom; however, any person 18 months of age or younger will not be considered in determining a bedroom occupancy limit. At the end of the lease term, transferring to a larger floor plan within the occupancy guidelines will be required.

Qualifying Standards:

Rental History: Up to 60 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.



BREDEN
MANAGEMENT
COMPANY

INCOME VERIFICATION

Employer: _____ Employer _____ Applicant: _____

Attn: _____

I hereby authorize the release of the following requested information to
Aqua at 25th Street Apartments.

Applicant's Signature (_____)

Please return by fax to #757-747-8103 Aqua at 25th Street.

Employment Verification

Length of employment: From _____ To _____

Full-time Part-time If Part-time hours worked weekly _____

Permanent Temporary If Temporary length Expected _____

Salary: \$ _____ per _____

By: **X** _____

Signature

_____ Title

_____ Date

_____ Printed Name

_____ Phone Number



BREEDEN
MANAGEMENT
COMPANY

INCOME VERIFICATION

Employer: _____ Employer: _____ Applicant: _____

Attn: _____

I hereby authorize the release of the following requested information to
Aqua at 25th Street Apartments.

X _____

Applicant's Signature _____

Please return by fax to #757-747-8103 Aqua at 25th Street.

Employment Verification

Length of employment: From _____ To _____

Full-time Part-time If Part-time hours worked weekly _____

Permanent Temporary If Temporary length Expected _____

Salary: \$ _____ per _____

By: _____

Signature

Title

Date

Printed Name

Phone Number



BREEDDEN
MANAGEMENT
COMPANY

RENTAL VERIFICATION

Date: Saturday, May 28, 2016

To: _____

Fax #: _____

The applicant (s) listed below has (have) applied for an apartment at Aqua at 25th Street Apartments and has (have) listed _____ as a previous residence. Please answer the following questions and fax back to us as soon as possible.

Applicants

Applicant's Signature

(1) _____ **X**_____

(2) _____ **X**_____

1. Amount of monthly rent? _____
2. What were the dates of occupancy? _____
3. Did the resident pay on time? If not, how many times late and were late fees paid? _____
4. Any NSF checks? If so, how many and were NSF check charges paid? _____
5. Did the resident leave owing any money? If so, how much? _____
6. Was the apartment left in satisfactory condition? _____
7. Would you re-rent to this individual or individuals again? _____

Signature: _____

Title: _____

Community: _____

Date: _____

Return to fax #: **757-747-8103 Aqua at 25th Street**



BREEDEN
MANAGEMENT
COMPANY

IDENTIFICATION VERIFICATION

Name: _____

Type: Driver's License Military I.D.

State Issued: _____

I.D.#: _____

Expiration Date: _____

Checked By: _____

IDENTIFICATION VERIFICATION

Name: _____

Type: Driver's License Military I.D.

State Issued: _____

I.D.#: _____

Expiration Date: _____

Checked By: _____