

# **RESIDENTIAL RENTAL APPLICATION**

## **Lake Point APARTMENTS The Oaks on Davidson**

Phone: 812-663-2450

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Lake Point Apartments conducts business in accordance with all federal and local Fair Housing laws. It is our policy to provide housing on an equal basis to all persons regardless of race, color, religion, sex, national origin, handicap or familial status.

### **HOW TO APPLY FOR AN APARTMENT**

If you wish to apply for an apartment, you must complete an application. There is no application fee. All applicants are required to sign and date the application.

### **CREDIT HISTORY**

Applicants are expected to have favorable credit ratings in order to be approved for apartment. An extensive, negative credit history could be grounds for the denial of an application. In keeping with our policy of confidentiality and privacy, we do not discuss individual credit reports with anyone other than property management and the applicant.

### **RENTAL HISTORY**

We require rental and/or mortgage history. Applicants must supply verifiable landlord or mortgage holder references.

### **INCOME/EMPLOYMENT**

Income must equal three (3) times the amount of the monthly rent for individuals. Applicants must provide current employment information.

## MITIGATING CIRCUMSTANCES

At times mitigating circumstances might allow an applicant that does not meet credit, rental or income criteria to be approved. Poorly rated accounts, national and/or local economic factors, and divorce are some examples of mitigating circumstances.

## CRIMINAL OFFENCES

Any applicant/occupant that have been convicted of a felony or criminal offence may be denied residency. These offences may include but not limited to: drug activity, sexual offences, breaking and entering, and assault. Not listing offences on the application may be grounds for eviction.

By signing below, each applicant agrees to having read the screening criteria and agrees to abide by these requirements.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**RELEASE OF INFORMATION**

I/We do hereby consent and authorize any representative of Lake Point Apartments to obtain, verify and exchange information on any reports concerning me as are maintained by, but not limited to: City, County, State, Federal Law Enforcement Agencies, credit reporting agencies, present and or past residencies.

I understand that Lake Point Apartments may consider any information obtained in their sole discretion, as a factor in decisions they make, with respect to the apartment for which I am applying.

Furthermore, I/We hereby release and hold harmless: agents, owners and affiliates or, not limited to: their officers, directors, employees, agents, Law Enforcement Agencies, credit reporting agencies, present and or past employers, present and or past residence, it's officers and employees that shall provide to Lake Point Apartments upon request, from and against any and all claims, demands, suits, or expenses arising from or related to the content, validity or handling of said reports.

I/We hereby certify that the information contained in this application for lease is true, accurate, full and complete. Any discrepancy or lack of information may result in the immediate rejection of this application. I/We understand that this is an application for an apartment and does not constitute a lease agreement in whole or part.

The security deposit is **NOT** refundable if the application is accepted, the applicant sets a move in date and then fails to move in.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

# Applicant

## Personal Information

Full Name:			
Current Address:			
City:		Zip:	
Drivers License #:		State:	
Social Security #:		DOB:	
Home Phone #:		Cell Ph #:	
Email Address:			

## Current Living Information

Current Owner or Manager name where you live now:			
Phone #:			
Move In Date:		Move Out Date:	
Reason for moving:			
Amount rent you pay:	\$		per month
Amount rent you pay:	\$		

## Work Information

Current Employer:			
Address:			
City:		Zip:	
Supervisor Name:			
Phone #:			
Current Salary:	\$		per hour / per month <b>(CIRCLE ONE)</b>

Co-Applicant			
Personal Information			
Full Name:			
Current Address:			
City:		Zip:	
Drivers License #:		State:	
Social Security #:		DOB:	
Home Phone #:		Cell Ph #:	
Email Address:			
Current Living Information			
Current Owner or Manager name where you live now:			
Phone #:			
Move In Date:		Move Out Date:	
Reason for moving:			
Amount rent you pay:	\$	per month	
Amount rent you pay:	\$		
Work Information			
Current Employer:			
Address:			
City:		Zip	
Supervisor Name:			
Phone #:			
Current Salary:	\$	per hour / per month (CIRCLE ONE)	

**TOTAL OVERALL MONTHLY INCOME \$** \_\_\_\_\_  
 (Applicant + Co-Applicant Combined)

If there is additional monthly income you would like us to consider please list here TYPE \_\_\_\_\_ \$ \_\_\_\_\_

**Additional Occupants**

Name of All persons who will live in the apartment

Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Age: \_\_\_\_\_  
 Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Age: \_\_\_\_\_  
 Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Age: \_\_\_\_\_

*\*\*Anyone over 18 years must submit Social Security #, DOB, and Driver License or Valid ID*

Occupant over 18 yrs: \_\_\_\_\_ Soc. Sec. #: \_\_\_\_\_ DOB: \_\_\_\_\_  
 Occupant over 18 yrs: \_\_\_\_\_ Soc. Sec. #: \_\_\_\_\_ DOB: \_\_\_\_\_  
 Occupant over 18 yrs: \_\_\_\_\_ Soc. Sec. #: \_\_\_\_\_ DOB: \_\_\_\_\_

**Have you, your spouse or any occupant:**

Ever been evicted or asked to move out of a dwelling? YES NO  
(Circle One)

If YES, who and why \_\_\_\_\_

Ever broken a lease or moved out before the end of your lease? YES NO  
(Circle One)

If YES, who and why \_\_\_\_\_

Ever filed for bankruptcy? YES NO  
(Circle One)

If YES, who and when \_\_\_\_\_

Have you or any other occupant ever been convicted of a felony or sex related crime? YES NO  
(Circle One)

If YES, who, type of crime and when \_\_\_\_\_

**\*\*You represent the answer "NO" to any item not checked above  
False information is an automatic rejection**

**PERSONAL REFERENCES**

1. Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Phone #: \_\_\_\_\_

2. Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Phone #: \_\_\_\_\_

3. Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Phone #: \_\_\_\_\_

**VEHICLE INFORMATION**

Year: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ Lic. Tag#: \_\_\_\_\_

Year: \_\_\_\_\_ Make/Model: \_\_\_\_\_ Color: \_\_\_\_\_ Lic. Tag#: \_\_\_\_\_

**EMERGENCY CONTACT**

Name of person over 18 who will not be living with you

Name: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home Phone #: \_\_\_\_\_

Work Phone #: \_\_\_\_\_

Cell Phone #: \_\_\_\_\_

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

\_\_\_\_\_ the above names person \_\_\_\_\_ your spouse \_\_\_\_\_ your parent or child

We may allow such person(s) to enter your dwelling to remove all contents, as well as property in the mailbox, storerooms, and common areas.

If no box checked, any of the above named may, at our option, remove any and all contents.

# NO SATELLITE DISHES ALLOWED

## Acknowledgment

By signing this application, you and all co-applicants acknowledge that the information provided herein is true and accurate. You authorize us to verify the same through any means, including consumer reporting agencies, rental housing owners, and law enforcement agencies. If you give false information, we may reject the application and the right of occupancy. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable or unfavorable information about your compliance with the lease contract. If this application is rejected for other reasons other than false information, we will refund your deposit to you within 10 days.

*I/We understand that if we are accepted and fail to take occupancy or cancel our application, that the owner will have suffered damages by holding the unit off the market, and understand that the deposit will be retained by the owner as liquidated damages.*

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Applicant Signature

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Date

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Co-Applicant Signature

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Date