



APPLICATION FOR RESIDENCY

Date: _____ / _____ / _____

HOW DID YOU HEAR ABOUT US? (Please Check Below)

- University (Please specify school) _____
- Website (Please specify site) _____
- Advertisement (Please specify type) _____
- Referral (Please specify name) _____
- Other (Please specify) _____

APPLICANT INFORMATION

Name: _____ Date of Birth: _____ / _____ / _____
(Full Legal Name) First Last Middle
 Social Security #: _____ - _____ - _____ Gender: Male Female (For Roommate Matching Purposes)
 Present Address: _____ Street _____ City _____ State _____ Zip Code _____
 Telephone # () _____ E-Mail Address: (1st) _____ (2nd) _____
 Permanent/Parents' Address: _____ Street _____ City _____ State _____ Zip Code _____
 High School Attended: _____ (City) _____ (State) _____
 College/University Attending: _____ Major: _____
 Student Classification: (as of the Fall): ___ FR ___ SO ___ JR ___ SR ___ Grad ___ Other

PARENT/GUARANTOR INFORMATION & CREDIT INFORMATION

Name of Guarantor: _____
(Full Legal Name) First Last Middle
 Address: _____ Street _____ City _____ State _____ Zip Code _____
 Relationship to Applicant: _____ E-Mail Address: _____
 Home Phone # () _____ Social Security #: _____ - _____ - _____ Tax ID#: _____
(U.S. Residents) (International Residents)
 Date of Birth: _____ / _____ / _____ Approximate Income: \$ _____ Years At Current Address: _____
 Bank: _____ Checking #: _____ Savings#: _____
 In Case of Emergency, Notify: _____ Relationship: _____
 Phone # () _____ Address: _____ Street _____ City _____ State _____ Zip Code _____

PROPERTY SPECIFIC UNIT/COST INFORMATION (For Office Use Only)

Unit/Room Type Applied for: _____ Non-Refundable Application Fee: \$ _____
 Deposit: \$ _____ Other Fees: \$ _____

No agreement, either written or oral, shall be binding on applicant, agent or owner, unless and to the extent set forth in the lease. I/We agree that you may conduct a credit, background and reference check of us. Acceptance of this application does not assure a room reservation. Space is reserved upon signing of a separate lease agreement by all parties concerned before the property reaches full capacity. I/We hereby authorize Campus Apartments to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate the references herein listed or statements of other data obtained from me/us or any other person pertaining to my/our employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the owner's agent listed above in support of this application. I/We have been advised that I/we have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of this investigation. I/We warrant that all the above information is true and correct, and agree to the terms and conditions which I/we have read and understand.

Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant

Guarantor





Welcome to Campus Hill Apartments! Before you complete a Lease Application, please take the time to review these rental criteria. The term "Applicant(s)" under these criteria means the person that will be signing the Lease as "Applicant". Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all Applicants currently residing in our community, including the roommates that will occupy the Unit with any Applicant, have met these requirements.

RENTAL HISTORY

Applicant must not have been evicted or asked to move out by a previous landlord or broken a rental contract or be currently delinquent to a previous landlord. Applicant can not have more than four late payments or two returned checks for rent in the most recent 12 month period. Anyone with a broken lease contract or an eviction will not be approved. Anyone with an outstanding balance owed on a rental property must show proof of payment in full in order to be considered as having an acceptable rental history. Applicants wishing to qualify must consent to Campus Hill Apartments utilizing a third party consultant to verify previous occupancy history of the applicant and/or guarantor as a part of the application review process.

OCCUPANCY

Our fundamental occupancy guidelines for non-family applicants is one person per bedroom unless Owner designates the bedroom as a double occupancy bedroom, and only the person listed on the lease may legally occupy the unit.

FAIR HOUSING

Campus Hill Apartments adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Act of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability or familial status.

CRIMINAL HISTORY

Applicant must not have been convicted of a felony or be subject to deferred adjudication for a felony. Please remember that this requirement does not constitute a guarantee or representation that Applicants or occupants currently residing in our community, have not been convicted of a felony or are not subject to deferred adjudication for a felony. There may be Applicants or occupants that have applied to reside in our community prior to this requirement going into effect. We are not responsible and assume no duty for obtaining criminal-history checks on any Applicants, occupants, guests, or contractors in the apartment community. Applicants wishing to qualify must consent to a review of their criminal background. Applicant's criminal history will be evaluated and if there is a felony, violent crime, or an objectionable amount of criminal records, the application will be declined. At Landlords sole discretion, if Landlord does not decline Applicant but determines that Applicant is a higher risk due to history or background check Landlord can charge an additional deposit of \$250 per person.

SOCIAL SECURITY NUMBER REQUIRED

Any resident that does not have a social security number must pay three months rent in advance, which shall be applied to the last three months of lease term to qualify for occupancy.

CREDIT HISTORY AND INCOME

Guarantors, or Applicants wishing to qualify without a Guarantor, must have an acceptable credit history and have verifiable monthly income equal to three (3) times the total monthly rent.

Applicants who do not qualify on their own can obtain a Guarantor. The term "Guarantor" in these criteria means the person that will sign the Guaranty of Lease. The "Guarantor" shall be willing to take responsibility for the financial requirements of the lease and be:

- 1) Another person related or known to Applicant
- 2) The parent or another person having legal custody of the Applicant;

If Landlord performs a credit check on a Guarantor, a FICO Credit Score must be above 600 to qualify without any qualifying fees.**

If the FICA score is less than 600, the potential Applicant will be required to pay the following amounts:

FICO Credit Score between 500-600 may require payment of an additional conditional qualifying fee of \$300.00.

FICO Credit Scores below 500 will not qualify. Applicant may provide another guarantor or pay a fee to waive the guarantor requirements. The Waiver of Guarantor Fee is \$750 and is non-refundable. Guarantor must provide their social security number for screening purposes to be considered a valid guarantor. At Landlord's sole discretion Landlord may opt to waive the guarantor requirement for new or renewal leases.

Return of Guarantor Form: If guarantor is required and not returned within 15 days Landlord may post the waiver of guarantor fee to Resident's ledger at any time, without any further notice. Furthermore, if a lease is signed but guarantor agreement is not returned this in no way compromises the Lease. The lease is still in full effect and the waiver of guarantor fee will be assessed. It is Resident's responsibility to return completed guarantor form in a timely manner.

Each applicant will pay a nonrefundable \$75 per person application fee. Applicant and one guarantor screening are included in application fee. If additional guarantor screenings are required Applicant will pay a fee of \$25 per additional screen. By signing below Applicant understands that Landlord has the right to screen Applicant for criminal, sex offender, and eviction history; and to screen Guarantor's credit history.

Applicant Signature Date

Guarantor Signature Date

