

DAVLYN PROPERTY MANAGEMENT

Application To Rent

Individual applications required from each occupant 18 years of age or older, with all sections completed.

Last Name		First Name		Middle Name		Social Security Number		
Date of Birth		Driver's license Number		State		Expiration Date		
						Home Phone Number		
1	Present Address			City		State		
						Zip Code		
	Date In		Date Out		Owner/Mgr. Name		Owner/Mgr. Phone Number	
	Reason for Moving							
2	Previous Address			City		State		
						Zip Code		
	Date In		Date Out		Owner/Mgr. Name		Owner/Mgr. Phone Number	
	Reason for Moving							
3	Next previous Address			City		State		
						Zip Code		
	Date In		Date Out		Owner/Mgr. Name		Owner/Mgr. Phone Number	
	Reason for Moving							
List All Proposed Occupants in Addition to Yourself		Name		Age		Name		Age
		Name		Age		Name		Age
Present Occupation		Salary \$		week month		Employer Name		
How long with this employer		Phone Number		Employer Address				
Name of you supervisor				City		State		
						Zip Code		
Prior Occupation		Salary \$		week month		Employer Name		
How long with this employer		Phone Number		Employer Address				
Name of you supervisor				City		State		
						Zip Code		
Account Number		Name of Your Bank			Branch or Address			
Checking								
Savings								
Name of Creditor		Address			Phone Number		Mo. Pmt. Amt	
1.							\$	
2.							\$	
3.							\$	
In case of emergency, notify:				Relationship:				
Address			City		State		Zip Code	
							Phone Number:	
In case of emergency, notify:				Relationship:				
Address			City		State		Zip Code	
							Phone Number:	
Personal References		Address		City		State		
						Zip Code		
1.						Phone Number		
2.								
3.								
Mother's Maiden Name: _____ Will you have pets? _____ Describe: _____ Liquid Filled Furniture? _____ Describe: _____ Have you ever filed bankruptcy? _____ Been Evicted or asked to move? _____ Have you ever used other names? _____ If so, list _____ Automobile: Make _____ Model _____ Year _____ License no. _____ Automobile: Make _____ Model _____ Year _____ License no. _____								
Applicant represents that the above statements are true and correct and hereby authorizes verification of items including, but not limited to, the obtaining of a credit report and agrees to furnish additional credit references upon request. The undersigned makes application to rent housing accommodations designated as: Unit # _____ Located at _____ the rental for which is \$ _____ per _____, and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including deposits, before occupancy.								
Date _____				Applicant _____				

Davlyn Investments & Property Management

GENERAL RENTAL AND OCCUPANCY CRITERIA GUIDELINES

All applications for residency will be evaluated using the following criteria:

Rental Applications must be processed on all prospective residents 18 years of age and older who will be the responsible lease holder.

(A non-refundable application fee must be paid for each occupant 18 years of age and older.

I. SALARY/INCOME

Applicants recommended, "Approved: by One-Site must comply with the following income requirements *

- Prior to move-in income must be verified by obtaining one of the following: copies of the last two payroll check stubs, copies of the last 2 months bank statements, or previous year W-2.
- Must be currently employed, but if unemployed or retired, proof of income/assets should be provided, and must be equal to 3 times the contractual amount of the lease term.
- Gross monthly income of combined applicants must be 3 times the scheduled rent of the apartment being leased.
- Roommate applications must be processed simultaneously.

II. CONDITIONAL APPLICATIONS

- When a One-Site recommendation comes back as "Accept with Conditions", and additional \$500 security deposit to the current deposit will be required.

III. DECLINED APPLICATIONS (If any of the following apply, the application will be denied.)

- No verifiable income or salary.
- Falsification of the Application.
- Anyone having been convicted of manufacturing and/or distributing a controlled substance.
- Resident history verification discloses an eviction process or excessive late payments.
- Non-U.S. citizens who do not provide the required U.S. INS documents.

IV. SECURITY DEPOSIT REQUIREMENTS

- A security deposit is required to be paid in full prior to moving in. If applicant is not approved, a check for the full deposit amount will be mailed within twenty-one (21) days of notification.
Conventional – If after seventy-two (72) hours you or any co-applicant withdraws an application, we will retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
- All rent, deposits, and fees must be paid by check, money order or cashier's check. No cash will be accepted. If the bank returns the application fee or deposit check, the application will automatically be declined.

V. OCCUPANCY

- Conventional – Maximum number of persons per apartment: 2 persons per bedroom plus 1.
Example: 1 bedroom limit is 3 people, 2 bedroom limit is 5 people; 3 bedroom limit is 7 people. In the event an adoption or birth of a child occurs causing the occupants to exceed the maximum number permitted per bedroom, resident will have until the expiration of the lease term to transfer to the appropriate apartment to comply with occupancy limits.

VI. CO-SIGNER

- Co-signers are accepted when:
 - The rent to income ratio is not met by the applicant.
 - The One-Site recommendation comes back as "Inquiries Only".
- Cosigners must complete an application for residency and be processed through One-Site as a co-signer.
- Co-signer must sign Guaranty Agreement.

VII. APPLICANTS WITHOUT A SOCIAL SECURITY NUMBER

- Must complete the Additional Supplemental Applications for applications without Social Security Numbers.
- Required to submit INS documents for verification. Acceptable forms include 1551, 1688, 1688A, and I-94. The document must be minimum 6-month permission period when they apply.
- If the I-94 is being submitted, a valid passport and visa must also be submitted.
- Proof of Income – Acceptable sources include two recent paycheck stubs or six months of bank statements. Students may also submit the I-20 as an acceptable source of income verification.

VIII. SCORING OF YOUR CONSUMER CREDIT REPORT. This community uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the ages of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your lease obligations. Based upon your credit score, your application will either be accepted on the condition that an additional security deposit be paid, or denied. If your application is denied or is accepted with conditions you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Resident Signature(s)/Date

Resident Signature(s)/Date

Resident Signature(s)/Date

Resident Signature(s)/Date

Resident Signature(s)/Date

Management Signature/Date