

## APPLICATION FOR RESIDENCY

PLEASE FILL OUT COMPLETELY & LEGIBLY - THANK YOU

**Please Tell Us about Yourself:**

**LCRG Acct. # L3973R**

Applicant		Last	First	Middle	Maiden	Date of Birth	Social Security #	Driver's License #
Marital Status		Present Phone No. ( )			9:00 to 5:00 CONTACT PHONE NO.: ( )		Ext.	
Have you ever had an eviction filed against you?		Yes		No		PETS (Keeping of pets requires a pet deposit and owner's consent)		
Present Address		Street #	Name	Apt #	City	State	Zip	Rent/Mortgage Pymt
Landlord Mtg. Co.		Name	Address	City	State	Zip	Own Rent Phone No. ( )	Since / /
Previous Address		Street #	Name	Apt #	City	State	Zip	Rent/Mortgage Pymt
Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense?		Yes		No		If yes, please explain		

**Please Tell Us about Your Job**

Present Employer		Name	Business Address	City	State	Phone No. ( )
Position		Supervisor			Monthly Income From / / to / /	
Previous Employer		Name	Business Address	City	State	Phone No. ( )
Position		Supervisor			Monthly Income From / / to / /	

**Please Give Us the Following Information**

Emergency Contact		Name	Full Address			Phone No. ( )
Automobile 1 <sup>st</sup> Car		Year	Make	Model	Color	Tag #
Automobile 2 <sup>nd</sup> Car		Year	Make	Model	Color	Tag #
Children Occupying		Name	Age	Name	Age	
Bank Ref		Name	Location	City	State	

Applicant represents that all the statements and representations are true and complete, and hereby, authorizes verification of the above information, references, and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading, or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms, if any. Applicant authorizes verification of all information by the Landlord and or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. **NON-REFUNDABLE APPLICATION FEE--**Applicant(s) has paid to Landlord and/or Management company herewith the sum of **\$150.00** as a **NON-REFUNDABLE APPLICATION FEE** for costs, expenses, and fees in processing the application. **Please include with your application copy of driver's license and 3 months' worth of pay stubs. If self-employed, 2 years of Income Taxes.**

Keys will be furnished only after lease and other rental documents have been properly executed by all parties, proof of utilities being placed in tenant's name and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way, obligates Landlord or Management to execute a lease or deliver possession of the proposed premises.

**I HAVE READ AND AGREE TO THE PROVISIONS AS STATED**

APPLICATION FEE (per individual)	\$ 150.00	<b>OFFICE USE ONLY</b>
APPLICATION FEE (legally married couple)	\$ 200.00	TO APS _____
PET FEE (per pet)	\$ 300.00	FROM APS
LEASE FEE	\$ 125.00	OWNER: _____
	\$	UNIT# _____
PRO-RATED MONTH (IF NEEDED)	\$	RENTS
FIRST MONTH'S RENT	\$ _____	
SECURITY DEPOSIT	\$ _____	TYPE _____
	\$	TERM OF LEASE _____
		MOVE-IN DATE
TOTAL DUE AT MOVE-IN	\$	PHOTO I.D.
RECEIVED BY:	\$ _____	APPROVED BY: _____

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

EMPLOYEE # WITH PRESENT EMPLOYER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

## RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated, and signed residency application and fee. Applicant must provide proof of identity. A non-refundable application fee will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined **net income of at least 2 & 1/2 times the monthly rent**. We reserve the right to require a cosigner. A minimum of two years residential rental history is required. We may deny based on this income requirement even if pre-paid rent is offered by applicant.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for felonies for crimes within the past 5 years involving violence against persons, damage or destruction of property, manufacture or distribution of controlled substances and no sexual offenses ever.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets for the benefit of the occupant) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional monthly pet fee or additional security deposit. Fees and deposits are waived for medically necessary pets.

### **\*\*PETSCREENING IS A REQUIRED PART OF THE APPLICATION PROCESS FOR ALL APPLICANTS:**

A welcoming environment is paramount to all of our residents with or without pets as well as animals. To help ensure ALL of our residents understand our pet and animal-related policies, we use a third-party screening service and require EVERYONE to complete a profile. This process ensures we have formalized pet and animal-related policy acknowledgments and more accurate records to create greater mutual accountability. If you need accommodation in another way, please contact your housing provider.

**I understand and agree that by applying to lease with this company I will have to create either a pet/animal profile or a no-pet profile at <https://logicalchoicerealtygroup.petscreening.com/> \_\_\_\_\_**

**Please get started by selecting a profile category on our landing page:  
<https://logicalchoicerealtygroup.petscreening.com/>**

9. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of 1.5 times the monthly rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
10. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
11. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved, and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
12. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, cosigners, and/or additional advance rent payments may be required.
13. Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.
14. **The Logical Choice Realty Group Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of \$65.00 a month, payable with rent. \_\_\_\_\_**