

# 1001 Apartments Rental Application

## Applicant Information

Name:		
Date of birth:	SSN:	Phone:
Current address:		
City:	State:	ZIP Code:
Own    Rent    (Please circle)	Monthly payment or rent:	How long?
Previous address:		
City:	State:	ZIP Code:
Owned    Rented    (Please circle)	Monthly payment or rent:	How long?

## Employment Information

Current employer:		
Employer address:		How long?
Phone:	E-mail:	Fax:
City:	State:	ZIP Code:
Position:	Hourly    Salary    (Please circle)	Annual income:

## Emergency Contact

Name of a person not residing with you:			
Address:			
City:	State:	ZIP Code:	Phone:
Relationship:			

## Co-applicant Information, if Married

Name:		
Date of birth:	SSN:	Phone:
Current address:		
City:	State:	ZIP Code:
Own    Rent    (Please circle)	Monthly payment or rent:	How long?
Previous address:		
City:	State:	ZIP Code:
Owned    Rented    (Please circle)	Monthly payment or rent:	How long?

## Co-applicant Employment Information

Current employer:		
Employer address:		How long?
Phone:	E-mail:	Fax:
City:	State:	ZIP Code:
Position:	Hourly    Salary    (Please circle)	Annual income:

## References

Name:	Address:	Phone:

I authorize the verification of the information provided on this form as to my credit and employment.

Signature of applicant:	Date:
Signature of co-applicant:	Date:

1001 Apartment Standard Rental Policies

1. BASIC POLICIES AND REQUIREMENTS

- a. Each adult must fill out an "Application to Rent" completely, NO BLANKS. Incomplete applications will not be processed. Falsified information on any application shall be cause for rejection. The rental application is being used to determine the following:
  - i. The prospective applicant can and will pay the rent in full on time.
  - ii. The prospective applicant will not disturb, or in any way infringe on the rights of other residents.
  - iii. The prospective applicant will care for the property and not cause damage or unusual wear and tear on the property and will maintain good housekeeping practices.
- b. All income sources, employment, rental history and credit rating for housing utilities will be verified for each applicant.
- c. All adult occupants must have a credit report with a rating that indicates that all housing bills are paid on time. Any housing collection accounts may be grounds for denial. In addition, a criminal background will also be reviewed.
- d. Past rental references for at least SIX (6) months prior. A RELATIVE IS NOT CONSIDERED A SUITABLE REFERENCE.
- e. Job verification of SIX (6) months of current employment or if a new job, then at least six months of previous job history reflecting stability.
- f. A policy of NON-DISCRIMINATION based upon the Federal Fair Housing Law (title VIII of the Civil Rights Act of 1968) shall be used.
- g. No pets are allowed (except legal guide, signal or service dogs), unless otherwise stated in "PET POLICY".
- h. Rental rates are based upon a 12 month agreement. Any change from the lease period could have an increased rental rate other than the one stated above.
- i. Except as provided by law and as set forth in the Waterbed Addendum, no water-filled furniture is allowed without specific insurance coverage for liquid filled furniture naming the apartment community specifically. That coverage must be kept in force during the tenancy.
- j. We are not able to accept anyone who has ever been involved in an Unlawful Detainer Action (Eviction).
- k. A non-refundable "Application Fee" of \$30 per adult must be submitted with each application.
- l. 1001 Apartments will respond to all applicants within 72 business hours of submission of Rental Application regarding approval and/or reasons for ineligibility for tenancy.
- m. 1001 Apartments may, and is authorized by tenant, to conduct a credit check & background check, the later of which may include a criminal background check, verification of prior tenancy, reference check and verification of any other data provided by applicant. 1001 Apartments cannot disclose any information obtained through credit or other background checks to applicant(s), however tenant may request a copy of the report through credit reporting agency used by 1001 Apartments.

Applicant understands and agrees to the above and certifies he/she has never been convicted of a felony:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

If you have ever been convicted of a felony, please provide all details here (application shall be denied for any exclusion of details):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_