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Rental Application for Residents and Occupants

ABOUT YOU

Full Name: _____
as it appears on your government i.d

Former Last Names (maiden or married): _____

Driver License and state (or govt. id): _____

Social Security#: _____ Date of Birth: _____

Phone/Cell: (____) _____ male or female

Email Address: _____

Are you a college student? yes no Are you a U.S. citizen? yes no

Do you smoke? yes no

Will you or any occupant have a pet? no yes, breed? _____

Were you referred? no yes, by whom? _____

Current Address: (where you live now)

(street #, street name) (city) (state) (zip code)

Previous Address:

(street #, street name) (city) (state) (zip code)

Name of apartment where you live now: _____

Current Rent: \$ _____ Owner/Manager Name: _____

Their phone#: (____) _____ Date moved in: _____

Why are you leaving this residence: _____

YOUR WORK

Present Employer: _____

Address: _____
(street #, street name) (city) (state) (zip code)

Work Phone: _____

Position: _____ Hire Date: _____

Gross Monthly Income is over: \$ _____

YOUR CREDIT HISTORY

Bank name, city, state: _____

List major credit cards: _____

Other non-work income you want considered. Please explain: _____

Past credit problems you want to explain? List on separate page and attach.

YOUR VEHICLES

(list all vehicles operated by you, or any occupants; continue on separate page if more than 3.)

Vehicle Make and Color: _____

Year: _____ License Plate#: _____ State: _____

Vehicle Make and Color: _____

Year: _____ License Plate#: _____ State: _____

ABOUT YOUR APARTMENT HOME

What type of unit are you requesting? (print unit type below)

_____ Furnished Unfurnished

I would like to move in during this month: _____

I would like my lease to end during this month: (lease must be at least 5 months)

May 2009 July 2009 May 2010 July 2010 December 2009

Did a staff member help you today? no yes, name? _____

YOUR RENTAL/CRIMINAL HISTORY

You must check all applicable below. If none are checked below you represent the answer is no.

Have you or your spouse, or any occupant listed in this application ever:

been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent?

been sued for property damages? been charged, detained, or arrested for a felony or sex crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method?

YOUR SPOUSE

Full Name: _____
as it appears on your government i.d

Former Last Names (maiden or married): _____

Driver License and state (or govt. id): _____

Social Security#: _____ Date of Birth: _____

Are you a U.S. citizen? yes no male or female

Present Employer: _____

Address: _____
(street #, street name) (city) (state) (zip code)

Phone: _____

Position: _____ Date hired: _____

Gross Monthly Income is over: \$ _____

OTHER OCCUPANTS

Name all persons under 18 who will occupy the unit without signing the lease

1) Full Name: _____

Relationship: _____ male or female

Driver License and state (or govt. id): _____

Date of Birth: _____ Social Security#: _____

2) Full Name: _____

Relationship: _____ male or female

Driver License and state (or govt. id): _____

Date of Birth: _____ Social Security#: _____

3) Full Name: _____

Relationship: _____ male or female

Driver License and state (or govt. id): _____

Date of Birth: _____ Social Security#: _____

EMERGENCY – Emergency contact person over 18, who will not be living with you

Full Name: _____

Address: _____
(street #, street name) (city) (state) (zip code)

Work: (____) _____ Home: (____) _____ Relationship: _____

If you die or are seriously ill, missing, or in a jail or penitentiary according to an affidavit *(check one or more)* the above person or your spouse, or parent or child, we may allow such person(s) to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms, and common areas. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We are not legally obligated to do so.

GUARANTOR DATA: GUARANTOR MUST PROVIDE A VALID SOCIAL SECURITY IDENTIFICATION NUMBER AND A COPY OF VALID GOVERNMENT PICTURE ID

All applicants must have a guarantor with a valid U.S. Social Security identification number. If you are over 23, or your guarantor does not have a valid Social Security Identification Number, you may elect to make application for residency by meeting our approved credit history standards or by paying the entire lease term in advance.

Each Guarantor (identified below) jointly and severally with all other Guarantors, if any, identified, below, or (as applicable) as residents by entirety if married, hereby guarantees the observance and performance when due of all agreements and obligations of Resident under the Lease Contract, as same may be amended, renewed or extended from time to time by Landlord and Resident, including without limitation, payment of all Rent when due. Guarantor's obligation hereunder is that of a surety, and in the event of a default by Resident, Landlord may proceed against Guarantor without first proceeding against Resident. This guaranty is irrevocable, absolute and unconditional guaranty of payment and of performance, and shall be enforceable against Guarantor without the necessity of any suit or proceedings of any kind or nature whatsoever by Landlord against Resident and without the necessity of any resorting to any security under the Lease or any need to give notice of nonpayment, nonperformance or nonobservance or any notice of acceptance of this Guaranty, all of which Guarantor hereby expressly waives (except any non-waivable notices required by law). Guarantor hereby expressly agrees to the validity of this Guaranty and the obligations of Guarantor hereunder shall in no way be terminated, affected, diminished or reserved to landlord pursuant to the provisions of the Lease or available by law. Guarantor shall be primarily obligated under the Lease as if it had executed the Lease as Resident.

Guarantor waives receipt of all notice from Landlord hereunder and under the Lease (except any non-waivable notices required by applicable law), including without limitation notice of default by Resident and notice of any amendment of this Lease by Resident. This Guaranty and/or any of the provisions hereof, cannot be modified, waived or terminated unless such modification, waiver or termination is in writing signed by landlord. Guarantor waives trial by Jury in any litigation involving the Lease or this Guaranty, Notwithstanding any contrary provision of the Lease, this Guaranty or of non-waivable law, no Landlord Party (as defined in the Lease) shall be responsible to any Resident Party (as defined in the Lease), and Guarantor, for itself and all other Resident Parties, hereby releases all Landlord Parties from, covenants not to sue any Landlord Party with respect to, and shall indemnify and hold harmless all Landlord parties against, all claims, losses, damages, suits actions, costs and expenses (including without limitation legal fees and expenses) relating to: (i) any fire, accident, injury, death, or property damage or theft occurring in or with respect to the Unit or the Facility to the extent caused by or affecting Resident or any guest of Resident at the Premises, (ii) any crime or tortuous act occurring or committed in the Unit or the Facility, to the extent cause by or affecting Resident or any guest of the Resident at the Premises, (iii) any personal conflict between Resident and any other person at the Facility, (iv) any interruption or failure of heat, electrical, water, sewer, telephone, cable TV, telephone or any other service at , or the malfunction of any machinery or appliances serving the, Premises, and (v) any defect in the heating, gas, electrical, water, or sewer systems serving the Premises, except and solely to the extent that any of the foregoing directly results from the gross negligence or willful misconduct of the Landlord or Agent. Guarantor acknowledges that neither the Landlord nor Agent has made any representations to Guarantor concerning the safety of the Facility or the Premises or the effectiveness or operability of any security devices or security measures at the Facility or the Premises. Guarantor acknowledges that Landlord and Agent neither warrant nor guarantee the safety or security of Resident or its guests against any criminal, tortuous or wrongful acts of any person and hereby releases all, and covenants not to sue any, Landlord Parties, with respect to all personal injury, claims, liability, suits, actions, and causes of actions against any Landlord Party, with respect to all personal injury, death or property damage suffered by Resident as a result of any criminal, tortuous or wrongful act by any person, including without limitation another resident at the Facility, but excluding landlord and Agent.

This Guaranty shall be enforced and construed in accordance with the laws of the state in which the Facility is located (without regard to principles of conflict of law) and shall be binding upon Guarantor, his/her/their heirs, executors, administrators, legal representatives, successors and assigns and shall inure to the benefit of all Landlord Parties and their respective heirs, executors, administrators, successors and assigns. By your Execution of this agreement, you represent that although the Resident may not have yet reached the age of 18, the Guarantor Agreement is valid notwithstanding any attempt by Resident to invalidate the Resident contractual obligations because of the Resident's age.

I hereby give Campus Living Villages / Century Campus Housing Management, L.P. (CCHM) consent to check an investigative consumer report to be prepared to determine my eligibility for tenancy. I also attest that the supplied information was given voluntarily and I understand that it is to be used for the purposes of verifying my identity in acquiring public information and for no other purpose.

The information I have provided is correct and true. You may reject the application, retain all application fees, administrative fees and deposits as liquidated damages for time and expense and, terminate my right of occupancy if false information was provided.

_____	_____	_____	_____	_____
Guarantor Last Name	Guarantor First Name	M.I.	Guarantor Social Security	Birthdate
\$ _____	_____	_____	_____	_____
Guarantor Monthly Income	Guarantor Address	City	State	Zip Code
(____) _____	_____	_____	_____	_____
Guarantor Telephone	Driver License and state (or govt. id):	_____	_____	_____
_____	_____	_____	_____	_____
Name of Resident	Relationship to Resident	_____	_____	_____
_____	_____	_____	_____	_____
Printed Name of GUARANTOR	Signature of GUARANTOR	Date	_____	_____

APPLICATION AGREEMENT

- Application Fee (nonrefundable).** You have delivered to our representative a *nonrefundable* application fee in the amount of \$40.00 and this payment partially defrays the cost of administrative paperwork.
- Approval.** If we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval.
- If you Fail to Sign Lease after Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract and deposit with us a security deposit of \$250 per leased bedspace.
- Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: (1) a separate Application has been fully filled out and signed by you and each co-applicant, and (2) an application fee has been paid to us.
- Non-approval in Five Days.** We will notify you whether you have been approved within five days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within five days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval.
- Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
- Keys or Access Devices.** We will furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents; and (2) all applicable rents and security deposit/sure deposit have been paid in full.
- Signature.** *Our representative's signature indicates our acceptance only of the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.*

ACKNOWLEDGEMENT AND AUTHORIZATION

You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means, including consumer reporting agencies and other rental housing owners. If you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover from the non-prevailing party all attorneys' fees and litigation costs. 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 and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations. Fax signatures are legally binding. You acknowledge that our privacy policy is available to you.

I hereby give Campus Living Villages / Century Campus Housing Management, L.P. (CCHM) consent to check an investigative consumer report to be prepared to determine my eligibility for tenancy. I understand that this report may include information about me obtained from Law Enforcement Agencies, State Agencies, consumer credit reports, and social security information, as well as Public Records information such as criminal history information and civil records such as are allowed by law. I also attest that the above supplied information was given voluntarily and I understand that it is to be used for the purposes of verifying my identity in acquiring public information and for no other purpose. I acknowledge that by authorizing a criminal background check, CCHM in no manner, guarantees or represents that Residents or occupants currently residing in our community, including the roommates that will occupy the Unit with any Resident, have been convicted of a felony, any other crime, or are not subject to deferred adjudication. There may be Residents 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 check on any Resident, occupants, guests, or contractors in the apartment community.

I or we authorize *UDEL I LLC,*

(1) share the above information with owner's electric provider, and (2) verify, by all available means, the above, including reports from consumer reporting agencies before, before, during and after tenancy on matters relating to my lease, and income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

RIGHT TO REVIEW THE LEASE

Before you submit an application or pay any fees or deposits, you have the right to review the Rental Application and Lease Contract, as well as any community rules or policies we have. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed application and any other required information or monies to rent that dwelling. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____