

Rental Application for Residents and Occupants
 Each co-applicant and each occupant over 18 years old must submit a separate application.
 Spouses may submit a single application
 Date when filled out _____

ABOUT YOU

Full Name (exactly as on drivers license or govt. ID card)
 Your street address (as shown on your ID)
 Drivers license # and state: _____
 OR govt. photo ID card #: _____
 Former last names (maiden & married)
 Your social security #: _____
 Birthdate: _____
 Marital Status:
 single married divorced widowed separated
 Are you a U.S. citizen? Yes No
 Will you have an occupant animal? Yes No
 King, weight, breed, age: _____
 Please attach photo.

Current home address (where you live now) :

 City/State/Zip: _____
 Home phone (____) _____
 Cell Phone (____) _____
 Email Address: _____
 Current Rent: \$ _____ Date you moved in: _____
 Current Owner or Manager's name: _____
 Their Phone: (____) _____
 Why are you leaving your current residence?

 Your previous home address: _____

 City/State/Zip: _____
 Apartment name: _____
 Name of above owner or manager? _____
 Their Phone: (____) _____ Prev. Mthly rent: \$ _____
 Date you moved in: _____ Date you moved out: _____

YOUR WORK

Present Employer: _____
 Address: _____
 City/State/Zip: _____
 Work Phone (____) _____ x _____
 Position: _____
 Your gross monthly income: \$ _____
 Date you began this job: _____
 Your supervisor's name & phone#: _____

YOUR CREDIT HISTORY

Your bank's name, city state: _____
 List major credit cards: _____
 Other non-work income you want considered: Please explain.

YOUR SPOUSE

Full Name: _____
 Spouse's Social Security #: _____
 Driver's license # and state: _____
 OR govt. photo ID card #: _____
 Birthdate: _____
 Are you a U.S. Citizen? Yes No
 Present employer: _____
 Address: _____
 City/State/Zip: _____
 Work Phone (____) _____
 Position: _____
 Date began job: _____ Gross monthly income: _____
 Supervisor's name and phone: _____

OTHER OCCUPANTS

Names of all persons under 18 and other adults who will occupy the unit. Continue on a separate sheet if more than 3.

Name: _____
 Relationship: _____ Social Security #: _____
 Sex: _____ Birthdate: _____
 Name: _____
 Relationship: _____ Social Security #: _____
 Sex: _____ Birthdate: _____
 Name: _____
 Relationship: _____ Social Security #: _____
 Sex: _____ Birthdate: _____

YOUR VEHICLES

List all vehicles owned or operated by you, your spouse, or any occupant (including cars, trucks, motorcycles, trailers, etc.)

Make & color of vehicle: _____
 Year: _____ License #: _____ State: _____
 Make & color of vehicle: _____
 Year: _____ License #: _____ State: _____
 Make & color of vehicle: _____
 Year: _____ License #: _____ State: _____

WHY YOU RENTED HERE

Were you referred? Yes No If yes, by whom:
 Name of locator or rental agency: _____
 Name of locator or rental agency: _____
 Name of friend or other person: _____
 Did you find us on your own? Yes No
 If yes, fill in information below:
 On the Internet : _____ Newspaper _____
 Rental Publication _____ Other _____

YOUR RENTAL/CRIMINAL HISTORY*Check only if applicable*

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

been evicted or asked to move out?
 No _____ Yes _____ Explain _____

moved out of a dwelling before the end of the lease term?
 No _____ Yes _____ Explain _____

declared bankruptcy?
 No _____ Yes _____ Explain _____

been sued for property damage
 No _____ Yes _____ Explain _____

been charged, detained, or arrested for a felony?
 No _____ Yes _____ Explain _____

been charged, detained, or arrested for a misdemeanor?
 No _____ Yes _____ Explain _____

been charged, detained, or arrested for a sex-related crime?
 No _____ Yes _____ Explain _____

Please indicate below the year, location and type of each felony, misdemeanor, and sex-related crime other than those which have been acquitted. We may need additional information before we are able to make a decision.

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

Name: _____

Address: _____

City/State/Zip: _____

Work Phone (_____) _____

Home Phone (_____) _____

Relationship: _____

If you die or are seriously ill, missing, or in jail or penitentiary according to an affidavit of the above person your spouse, or your 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 no box is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

AUTHORIZATION

I or we authorize The Timbers to obtain reports from consumer reporting agencies before, during and after the application process. I authorize The Timbers to verify, by all available means the information provided in this application. Authorization to obtain work history expires 365 days from the date of this application. I understand that falsification of any information will result in the forfeit of my application deposit.

Applicant's Signature: _____

Spouse's Signature: _____

Application Agreement

1. Application Fee (non-refundable). You have delivered to our representative an application fee in the amount of \$_____, and this payment partially defrays the cost of administrative paperwork. *It is not refundable.*

2. Application Deposit (may or may not be refundable). In addition to any application fee, you have delivered to our representative an application deposit of \$_____. *The application deposit is not a security deposit.* However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you were not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 4 or 5.

3. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all of the co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.

4. If you fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days if we mail you your approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*

5. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application of the application deposit. *If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits.*

6. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked) : a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. *If no item is checked, all are necessary for the Application to be considered completed.*

7. Non-Approval. We will notify you whether you've been approved within 10 days after the date we receive a completed application and all requested documentation. Your Application will be considered "disapproved" if we fail to notify you of your approval within this time frame. Notification may be in person or by mail or telephone unless you have requested that notification be made by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by a separate written agreement.

8. Refund after Non-Approval. If you or any co-applicant is disapproved or deemed disapproved under paragraph 7, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.

9. Extension of Deadline. If the deadline for signing, approving, or refunding under paragraphs 4, 5 or 8 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.

10. 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.

11. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and all other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.

12. Signature. Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Acknowledgement. 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. If you fail to answer any question or give false information, we may reject the application, retain all application 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 all attorney's fees and litigation costs from the losing party. 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.

Applicant's Signature _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature for Owner's Representative: _____ Date: _____

FOR OFFICE USE ONLY

1. Apt address: _____ Unit Type: _____

2. Person Accepting Application: _____

3. Person Processing Application: _____

4. Date that applicant or co-applicant was notified by phone letter in person _____
OF Acceptance Nonacceptance

5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants)

6. Name of owner's representative who notified above person