



Application for Residency

Community Name: Oakbrook Walk Apartments

Bldg/Apt: _____ Rental Rate: \$ _____ Application Date: _____ Move-In Date: _____
Lease End: _____ Apt Type: _____ Agent: _____ How did you hear about us? _____

Last Name: _____ Former Last Name: _____ First Name: _____ Middle Name/Initial: _____ SSN: _____ Date of Birth: _____ E-mail: _____ State ID # / Driver's License # : _____ State: _____ Cell Phone: _____ Work Phone: _____ Home Phone: _____	Total # of Occupants: _____ Name: _____ DOB: ____/____/____ Name: _____ DOB: ____/____/____ Name: _____ DOB: ____/____/____ Name: _____ DOB: ____/____/____ Name: _____ DOB: ____/____/____ Name: _____ DOB: ____/____/____ Total # of Pets: _____ Type: _____ Breed: _____ Weight: _____ lbs Age: _____ Type: _____ Breed: _____ Weight: _____ lbs Age: _____
Current Address: _____ City: _____ State: _____ Zip: _____ Move-In Date: _____ Monthly Payment: \$ _____ Landlord/Mortgage Co: _____ Phone: _____ Landlord Address: _____ City: _____ State: _____ Zip: _____ <i>If above is less than two years, write previous below:</i> Previous Address: _____ City: _____ State: _____ Zip: _____ Move-In Date: _____ Move-Out Date: _____ Monthly Payment: \$ _____ Landlord/Mortgage Co: _____ Phone: _____	Employer: _____ Phone: _____ Position: _____ Address: _____ City: _____ State: _____ Zip: _____ Annual Income: \$ _____ Hire Date: _____ Supervisor: _____ <i>If above is less than two years, write previous below:</i> Employer: _____ Phone: _____ Position: _____ Address: _____ City: _____ State: _____ Zip: _____ Annual Income: \$ _____ Hire Date: _____ / _____ / _____ Supervisor: _____
Bank: _____ Branch: _____ Account #: _____	Auto Make: _____ Model: _____ Year: _____ Plate #: _____ Color: _____
Emergency Contact: _____ Phone: _____ Email: _____ Relation: _____ In the event of an emergency (such as fire, medical emergency, or inability to contact you), do you authorize the emergency contact listed to access your apartment? Yes: ☐ No: ☐	Emergency Contact: _____ Phone: _____ Email: _____ Relation: _____ In the event of an emergency (such as fire, medical emergency, or inability to contact you), do you authorize the emergency contact listed to access your apartment? Yes: ☐ No: ☐

Have you ever been sued?	Yes	☐	No	☐
Are you in a legal suit now?	Yes	☐	No	☐
Are there any outstanding judgments against you?	Yes	☐	No	☐
Have you declared bankruptcy within 7 years?	Yes	☐	No	☐
If Yes, when in the past 7 years? _____				
Have you ever been convicted of a felony?	Yes	☐	No	☐
Have you ever been convicted of a misdemeanor involving sexual misconduct, assault, battery, forgery or drug possession?	Yes	☐	No	☐

If you answered yes to any of the questions to the left, indicate when such action was taken, where, (city and street address, by whom, for what reason, and the outcome of the action.

RENTAL POLICIES

Equal Housing: This community has a comprehensive policy of compliance with the Federal Fair Housing Act, as well as state and local statutes and ordinances.

Availability: Based on availability of specific apartments.

Income: Six (6) months minimum required. Present employer must provide verification of income; applicant must have a stable work history. Alimony and child support payments will be considered when directed by court order. Income such as allowances from parents, scholarships, commissions, tips may require notarized verification. Monthly income must be at least 3 times the monthly rent.

Credit Check: An investigative consumer report (credit check) will be obtained for each applicant. Applicants must have good credit. Allowances are made for medical and discharged bankruptcy. **Co-Signer:** At least one year of positive rental history will be required. An investigative consumer report (credit check) will be obtained. The co-signer must have positive credit and earn five (5) times the rental amount. Five (5) years of rental history will be verified.

Residence: Present and previous addresses must reflect a prompt payment record, sufficient notice given, and all obligations fulfilled in accordance with agreements.

Criminal History: The application will be denied if the applicant has been charged with a violent crime, felony, drug possession or crime against person.

Occupancy: The maximum number of individuals who may occupy an apartment is 2 in studio or one bedroom apartments, 4 in two bedroom apartments, and 6 in three bedroom apartments.

* If an applicant is 18 years of age or older, they must fill out an application and meet all screening qualifications. Applicants should have established employment, good credit and rental history or they may be required to have a cosigner.

Cars: Maximum of one (1) car per bedroom allowed to be parked on site full time. NO trailers, semi-trucks, boats or other items may be parked on site at any time.

Water Beds: Only on the first floor with proof of insurance and management approval.

Pets: Accepted per community pet policies and subject to breed restrictions.

Renter's Insurance: Valid renter's insurance is required at all times. Minimum liability is \$300,000 coverage. Resident is required to provide proof of coverage and maintain policy throughout tenancy, unless community provides master policy protection for Renter.

The following items must be complete before an apartment will be held for an applicant.

- ✓ A complete application. All blanks filled in.
- ✓ Application fee paid in full. \$50 per person.
- ✓ A reservation fee paid in full. (this reservation fee will be forfeited if applicant withdraws their application after twenty-four hours (24) hours have passed from submission of reservation fee)
- ✓ A copy of your most recent paycheck stubs totaling one month's income or other proof of income.

Application denial: If an application is denied Oakbrook Walk Apartments is not obligated by law to provide an explanation. Our notification procedure will not explain in detail the cause for denial. If a denial occurs, it is based on the information supplied by you, and independent reporting agencies.

APPLICANT AGREES AND REPRESENTS THAT:

1. All applicants over the age of eighteen (18) who will be residing in the Apartment has submitted the sum of \$50 a non-refundable payment for a credit check and processing charge, receipt of

which is acknowledged by management. In the event this application is rejected, this sum will be retained by management to cover the cost of processing this application as furnished by applicant.

2. Applicant hereby authorizes Lessor to procure a "consumer report" as defined in the Fair Credit Reporting Act, 15 U.S.C. 1681 a(d), seeking information on the credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics or mode of living of applicant.

3. Applicant hereby authorizes Landlord to obtain information it deems desirable in the processing of this application for residency, including; credit reports, civil or criminal actions, rental history, employment/ salary details, police and vehicle records, and any other relevant information; and release Landlord, its employees and agents from all liability for any damage whatsoever incurred in furnishing or obtaining such information.

4. Applicant hereby understands that application may be rejected if during the investigation there are found to be judgments, liens, or bankruptcy in personal credit history.

5. Applicant has submitted the sum of at least \$100 and no more than the equivalent of **2 months' rent** to reserve an apartment at Oakbrook Walk Apartments

Applicant understands that if twenty-four (24) or more hours passes from the time Applicant submits said reservation fee, administration fee and application fee(s), said fees will not be refunded in consideration of Landlord's lost ability to re-lease the apartment should Applicant choose to cancel scheduled residency. The reservation fee will be refunded if Applicant's application is declined; however, landlord will retain application fee(s) and administration fee paid to process credit checks and background screenings. If application fee(s) were discounted or waived as a promotional incentive and the application is declined, Landlord shall return reservation fee, less any applicable application fee(s). If Applicant cancels scheduled residency before twenty-four (24) hours have passed from submission of all reservation and administration fees, or if Applicant's application is approved with conditions and Applicant notifies landlord within twenty-four (24) hours of their inability to meet such conditions for residency, Landlord shall return reservation fee, but retain application fee(s) paid for credit and background screenings as well as the administration fee in consideration of Landlord's lost ability to rent the unit.

6. Applicant acknowledges that any and all fees paid to Landlord enable Landlord to hold an apartment for seventy-two (72) hours, at which time Applicant is required to sign the lease agreement contract. If Applicant does not sign the lease agreement within seventy-two (72) hours of placing reservation and administration fees, Applicant will forfeit said reservation fee, administration fee and application fee(s).

7. Applicant hereby understands that once the lease agreement is signed, regardless of whether possession of apartment has been taken, applicant will be charged a termination fee equivalent to (2) months' market rent, which will be due within (7) days of cancellation.

The undersigned applicant hereby applies for and offers to execute a Lease as provided by **Oakbrook SH Master Subsidiary, LLC**— dba Oakbrook Walk Apartments (hereinafter Lessor). The undersigned applicant warrants that the statements contained herein are true. The purpose of this application is to assist Lessor in deciding whether to rent to applicant. Receipt of this application by Lessor does not obligate Lessor to deliver occupancy of any apartment.

Applicant Signature

Date

Leasing Agent Signature

Date

Oakbrook Walk Apartments is an equal opportunity housing provider. We do not discriminate on the basis of race, color, religion, sex, handicap, familial status, or national origin.