

RENTAL APPLICATION

ANDERSON RESOURCES INC.
1302 Hemmingway Drive
Fairborn Ohio 45324

OFFICE USE ONLY	
Address:	_____
Total Security Deposit:	_____
Base Rental Rate:	_____ / Additions: _____
Date of Occupancy:	_____
Lease Dates:	_____
Agent:	CK EH JM DV PL RP
Comments:	_____
Date:	_____
(Approved)	(Refused) (Cancel)
Approved By:	_____

Date: _____

NAME: _____
First Middle Last (Maiden)

E-Mail Address: _____ Cell Phone #: _____

Present Address: _____ How Long: _____ \$ _____ P/M
City State Zip Phone: _____

Owner or Community Name: _____

Previous Address: _____ How Long: _____ \$ _____ P/M

Owner or Community Name: _____ Phone: _____

Employed By: _____ Position: _____ Monthly Salary: _____

Length of Employment: _____ Supervisor: _____ Phone: _____

Previous Employment: _____ Position: _____ Monthly Salary: _____

Length of Employment: _____ Supervisor: _____ Phone: _____

Birth Date: _____ Drivers License #: _____ State: _____ S.S. #: _____

In case of emergency notify: _____ Relationship: _____ Phone: _____

What is the main reason you selected our community? _____

Have you ever been evicted from any type of housing? Yes or No

Have you ever filed bankruptcy? Yes or No

Apartment desired: Lamplighter (1x1) Canterbury (2x1.5) Webster (1x1) Cimarron (2x2) Pearl (2x2) Gatsby (2x2.5)

Date of occupancy: _____ Lease term: 9 Months or 12 Months

Names of all other occupants: (all persons living on premises must be listed)

Name: _____ Relationship: _____ Birth Date: _____

Vehicle Make & Type: _____ Color: _____ Year: _____ License #: _____

Vehicle Make & Type: _____ Color: _____ Year: _____ License #: _____

Personal Reference: _____ Relationship: _____ Phone: _____

I was referred to your apartment by: _____

Do you have a pet? Yes or No

What kind? Cat or Dog

Weight: _____ LBS

DISCLOSURE OF INVESTIGATIVE CONSUMER REPORT

As part of **ANDERSON RESOURCES, INC.** procedure for processing your rental application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your neighbors, friends and others with whom you may be associated. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. I also understand a rental verification may be done with current and/or previous landlords.

You have the right to make written request, within a reasonable period of time after receipt of this disclosure, to receive additional detailed information about the nature and scope of this investigation.

Initials: _____

CANCELATION OR REFUSAL

In consideration of the Landlord's holding this apartment for me, I acknowledge a \$50.00 holding fee. I understand in the event I am refused or do not choose to enter into the Lease applied for I forfeit the \$50.00 holding fee as liquidated damages.

Initials: _____

ACKNOWLEDGEMENT

The undersigned hereby acknowledge receipt of the foregoing disclosure and hereby consents to the investigative consumer report described therein.

Initials: _____

I understand I acquire no rights to an apartment until I sign a Lease and it has been accepted by the Lessor in the form submitted to me and make a deposit of \$200.00 on the apartment I have selected, which deposit is to be held as long as I occupy the apartment. I acknowledge that I have been advised of Owner's Policy relating to pets and also that I will not be permitted to park motorcycles, trailers or boats on the property unless written approval is given by management. I hereby certify that the information herein contained is correct and that any falsification or misrepresentation will immediately void this application.

Both the \$50.00 holding fee & \$35.00 screening/application fee are non-refundable and should be paid with certified funds (money order or cashier's check). Payment is to be written out to Channingway Apartments. (We do not accept cash.)

SIGNATURE

DATE

Valid Identification is to be provided at time of application. This application and the contents are considered as part of my lease.

**THE COMMUNITIES AT CHANNINGWAY
STATEMENT OF RENTAL POLICY**

EQUAL HOUSING: Non-discrimination on the basis of race, color, religion, sex, familial status, handicapped or national origin is the comprehensive policy of Anderson Resources Incorporated.

APPLICATION FEE: The application fee is non-refundable \$35.00 fee per applicant and due at the time the application is turned in for processing. The application fee must be paid to Channingway Apartments, we do not accept cash or personal check. *

INCOME REQUIREMENTS: Gross monthly income must be equivalent to at least three times the monthly rent. Allowances for scholarships, study subsidies and/or inconsistent income such as alimony, commissions or tips will require written verification.

QUALIFICATIONS: A complete check of the following will be made:

- **Residence:** Present and previous must report a prompt payment record including no more than 3 late payments or NSF checks returned within a 12 month period, sufficient notice being given when vacating, no damages to site property and no history of disruptive behavior. **
- **Income:** All applicants must have stable income and be able to furnish acceptable proof of income including 2 most current pay stubs, signed employment offer letter, current 1099's, or current student loan information. **
- **Credit History:** All applicants must have a social security number. All applicants must have a FICO score of 550 or greater. If applicant has a utility collection it must be paid in full before an application will be approved. No credit is treated as good credit.
- **Automatic Denial:** A bankruptcy that is less than 7 years old (if discharged and good credit established since, we will overlook the bankruptcy).
A record of a foreclosure of a previously owned home in the last 7 years.
Any legal items (including tax lien, repossession, or other public records) that are less than 7 years old.
More than \$5000.00 outstanding debt
Past due accounts and collections
Landlord collections in the last 7 years.
One or more felonies in the last 7 years.
One or more misdemeanors in the last 7 years. (not including traffic violations)
Registered sex offender
Eviction

* Please review our guidelines carefully as there are no exceptions to our above stated qualifications.

**Guarantors (Co-signers) may be considered in the event the applicant is low on income or do not have sufficient rental history. Guarantors will not be considered if the applicants' credit or criminal background does not meet requirements.

LEASE TERMS: Channingway offers lease terms of nine months or twelve months. A nine-month lease requires an additional \$25 per month or an upfront payment of \$225.00.

UTILITIES AND RENTAL INSURANCE: Our residents are responsible for electric, gas and water/sewer services. Anderson Resources Inc. requires all residents carry a renter's insurance policy with a minimum coverage of \$100,000.

Signature

Date

Signature

Date