



Notice to All Apartment Applicants:

We take pride in the management of our residential communities. We actively look for responsible residents to make their homes with us, and strive to provide the best services we possibly can while they live in the communities we own and manage.

We qualify our applicants very carefully. We completely verify all information provided to us on the rental application you complete and from other sources available to us. We run a credit report and background check, we verify employment, and we check previous rental history. By making an application for an apartment in one of our communities, you acknowledge that these checks and verifications will be done, and give your permission for us to do so.

The screening and verification process is used for every applicant the same way—fairly, consistently, uniformly. An applicant who passed the screening criteria is offered an apartment. An applicant who does not satisfy the screening criteria is not accepted as a resident.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status or national origin.

Please complete your application fully. If you do not provide us with complete information, we will not be able to process your application. If there is an item on the application that you do not understand, please ask for assistance from the Manager. If there is additional information that you feel might be of assistance to us in processing your application, please let us know. We are here to be of service to you and your friends and family who also may want to make their home in Pine Gate Apartments.

The completed application should be returned for every adult who will reside in the apartment along with:

1. A non-refundable \$50.00 application fee payable to Old Bridge Partners I, LLC.
2. Proof of income.
3. Copy of social security card.
4. Copy of photo I.D.

We will do our best to process your application quickly and give you an answer within a reasonable time.

To qualify for an apartment, an applicant's gross monthly income must meet or exceed three times the monthly rental rate including all other charges and have a clear credit history. Retired applicants must have sufficiency income and/or savings (savings must equal three times the total dollar amount of lease agreement) to meet the monthly income requirements listed above. A notarized statement regarding your credit history may be submitted as explanation of any

unfavorable or questionable issues. However, landlord reserves the right to reject any applicant based upon previous payment history or credit standing. Cosigners are treated as applicants and are subject to the same background and credit checks. An application for a co-signor must be filled out and submitted for approval.

Within three business days after notification of approval, you are required to submit a month and one half security in a certified check or money order along with a signed lease. We will not hold the apartment more than three business days. If you choose not to rent once the lease is signed, you will forfeit your security deposit.

Please sign and date this letter below and give it to the Manager when returning your application. The Manager will provide you with a copy, upon request, for your files. Thank you for taking the time to read this form.

Very truly yours,

Linda Von Deesten
Property Manager

APPLICANT:

DATE:

Please complete prior to submitting application:

Occupancy Date Desired:

Apartment Size:	One Bedroom	Upstairs	Downstairs
	Two Bedroom	Upstairs	Downstairs
	Two Bedroom Townhouse		

A. Applicant Information

1. Applicant Name:

2. Current Address:

3. City:

State:

Zip Code:

4. Home Phone:

5. Work Phone:

6. Social Security #:

7. Date of Birth:

8. Driver License:

9. Co-Applicant Name:

10. Co-Applicant Social Security #:

11. Co-Applicant Date of Birth:

12. Co-Applicant Driver License:

B. Applicant Household Information (Please list all that apply)

Full Names:

Date of Birth:

Relationship

1.

2.

3.

4.

5.

C. Applicant's Rental History

13. Name of Current Landlord:

14. Landlord Address:

15. Telephone Number:

16. Monthly Rent:

17. Dates From –To:

18. Reason for Leaving:

19. Previous Landlord:

20. Previous Landlord Address:

21. Telephone Number:

22. Monthly Rent:

23. Dates From –To:

24. Reason for Leaving:

D. Applicant's Employment History

25. Current Occupation:

26. Current Employer:

27. Employer's Address:

28. Current Salary:

29. Employed Since:

30. Employer's Telephone No.:

31. Co-Applicant Current Occupation:

32. Co-Applicant Current Employer:

33. Employer's Address:

34. Current Salary:

35. Employed Since:

E. Applicant's Banking/Credit Information

36. Checking Account:

37. Bank- Branch Location:

38. Savings Account:

39. Bank- Branch Location:

F. Applicant's Vehicle Information

40. Do you own a car:

41. Year, Make, Color:

42. Plate Number and State:

43. Registered to:

44. VIN:

G. Additional Information

45. Have you ever been evicted?

46. If yes, please explain:

47. Have you ever failed to pay rent timely:

48. If yes, please explain:

49. Have you ever been arrested?

50. If yes, please explain:

51. Have you ever filed for Bankruptcy?

52. If yes, date and chapter:

53. Have you ever used another name?

54. If yes, the name and please explain:

H. Emergency Information

55. Name and Telephone:

56. Address and Relationship:

I. Disclosure, Agreement & Consent

I/We understand that Old Bridge Partners I, L.L.C. is an agent of the Landlord and is a paid representative of the Landlord.

I/We acknowledge that this written notice was received before I/We executed a lease.

I/We authorize you to conduct all necessary background checks concerning my/our application and to verify references I/We have provided.

I/We declare that all information listed on this application is true and correct and that providing false information is cause to be rejected as a tenant and/or evicted.

I/We acknowledge that you will require the same information for all adults living in the apartment. Failure to provide this information is cause for this application to be rejected.

I/We acknowledge that a nonrefundable \$50.00 payment for the processing of this application is due and that this application will not be processed until payment is made. Such sum is not a rental payment or security deposit.

I/We acknowledge that no lease will become effective until management approves this application.

Applicant's Signature

Date

Co-Applicant Signature

Date

TITLE VII of the CIVIL RIGHTS ACT of 1966 makes discrimination based upon race, religion, or national origin illegal in connection with the rental of most housing. The Federal agency, which administers compliance with this law, concerning this Company: Department of Housing & Urban Development, Washington D.C. 20410.

The Federal Equal Credit Opportunity Act Prohibits creditors from discriminating against credit applications on the basis of sex or marital status. The Federal Agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20580