

MAPLE TREE, LLC

RESIDENTIAL APPLICATION

Please complete all requested information on the front and back of this form with blue or black ink. Thank you for your interest in our apartments.

Date of Application _____ Desired Date of Occupancy _____

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____ Date of Birth _____

Social Security No. _____ Driver's Lic. No./State _____

Email Address _____ Primary Phone () _____

Work Phone _____ Cell Phone _____

CO-APPLICANT'S FULL NAME _____ Date of Birth _____

Social Security No. _____ Driver's Lic. No./State _____

Full Names of All Other Residents _____ Relationship to You _____ Date of Birth _____

How Many Pets Do You or Other Occupants Own? _____

Kind of Pet, Breed, Weight and Age _____

How Did You Hear About Our Property? _____

RESIDENCE HISTORY

PRESENT ADDRESS _____

Month/Year Moved In _____ Reasons for Moving _____

Owner/Agent _____ Monthly Payment _____ Phone () _____

PREVIOUS ADDRESS _____

Month/Year Moved In _____ Reasons for Moving _____

Owner/Agent _____ Monthly Payment _____ Phone () _____

EMPLOYMENT INFORMATION

PRESENT EMPLOYER _____ Duration of Employment _____

Employer's Address _____ Phone () _____

Position _____ Supervisor _____ Gross Monthly Salary _____

PREVIOUS EMPLOYER _____ Duration of Employment _____

Employer's Address _____ Phone () _____

Position _____ Supervisor _____ Gross Monthly Salary _____

BANKING & CREDIT REFERENCES

BANK NAME & BRANCH _____	Phone () _____
Address _____	Monthly Payment _____
CREDIT REFERENCE _____	Phone () _____
Address _____	Type of Account _____
CREDIT REFERENCE _____	Phone () _____
Address _____	Type of Account _____

OTHER INFORMATION

TOTAL NUMBER OF VEHICLES (including Company vehicles) _____

Make/Model _____	Year _____	Color _____	Tag No./State _____
Make/Model _____	Year _____	Color _____	Tag No./State _____

Other Car, Motorcycle, etc. _____

TOTAL GROSS MONTHLY HOUSEHOLD INCOME _____

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____	Per _____	Source _____	Phone () _____
Amount \$ _____	Per _____	Source _____	Phone () _____

Comments _____

HAVE YOU OR YOUR CO-APPLICANT EVER: Been sued for non-payment of rent? Yes No

Been evicted or asked to move out? Yes No Broken a Rental Agreement or Lease? Yes No

Been sued for damage to rental property? Yes No Declared Bankruptcy? Yes No

IN CASE OF PERSONAL EMERGENCY, NOTIFY _____ Relationship _____

Address _____ Phone _____

I declare that the above statements are correct and I give my permission for any credit reporting agency to release my credit file to undersigned landlord solely for the purposes of entering into a rental agreement. I further authorize the Landlord for his/her authorized agents to verify the above information including but not limited to contacting creditors, both listed herein or not, present or former landlords, present or former employer(s) and personal references.

APPLICANT'S SIGNATURE _____ CO-APPLICANT'S SIGNATURE _____

DATE SIGNED _____

FOR OFFICE USE ONLY – DO NOT WRITE BELOW

Date Application Received _____ Received By _____

REFERENCE VERIFICATION	REMARKS
<input type="checkbox"/> Credit Approval	
<input type="checkbox"/> Verifiable Income	
<input type="checkbox"/> Employer Reference	
<input type="checkbox"/> Current & Previous Landlord	
<input type="checkbox"/> Background Check	

THIS APPLICATION: Approved Not Approved

Date _____

By _____

Assigned to Apt. No. _____ Rent \$ _____

Applicant Notified By _____

Anticipated Move-In Date _____

MAPLE TREE, LLC

RENTAL QUALIFICATIONS

In signing the application, you are giving **MAPLE TREE, LLC** the right to research the information you have provided us to make the recommendation for acceptance, which includes the following:

- **Review of a fully completed application.**
We will accept the first qualified applicant(s) in the order we receive them. If we are unable to verify information on the application, the process may take longer and the application may be denied. Uncompleted applications that are submitted will be placed at the back of our processing order.
- **Review of your residence history.**
Evictions or outstanding debt to other apartment communities may be reasons for denial.
- **Review of present employment information.**
- **Requirement of verifiable monthly income to be at least three times the rental amount monthly. You must provide one of the following:**
 - **last two months of pay stubs**
 - **last year's W-2 form**
 - **recent bank statements showing recurring deposits from employer over the last two months**
 - **an official letter from your employer stating salary amount**(This requirement applies to all occupants 18 years & older and/or names on the lease)
- **Review of your credit/criminal/public records check.**
Good credit history required. Other negative reports may result in denial of an application. Bankruptcy will need to be discharged. Felony convictions or convicted sex offenders on your criminal background check may result in your application to not be approved.
- **Submitted Application Fee of \$25.00.**
This fee is non-refundable and is required per applicant. This fee is to be submitted upon delivery of the application to management.
- **Submitted Photo Identification.**
ONE piece of Photo Identification required. U.S. Drivers License accepted.
- **Review of Pet Policy:** No pets allowed.
- **Deposit to Hold.**
Once the application is approved, we require immediate payment of the deposit to guarantee and hold the unit. A Deposit to Hold the unit up to seven (7) days before rent will be due. If for any reason you fail to rent the unit, you will forfeit that deposit. If payment is not received within 24 hours after being approved, we will continue to market the space for rent.

Every adult (18 years or older) who resides in the apartment must have an approved application on file. All other occupants must complete and submit an occupant form.

Please understand that any falsification or omissions deemed deliberate are grounds for immediate denial. Approval is based on the sole discretion of the above stated management company. We practice under equal housing opportunity codes and we do not discriminate based on age, race, color, religion, sex, family status, handicap, or national origin.

By signing below you acknowledge that you have read and understand the foregoing rental standards.

Applicant Signature

Print Applicant Name

Date



CO-SIGNER APPLICATION

Please fill out this form completely and sign where indicated. This form may be faxed back to (423) 283-4828.

Date of Application _____ Desired Date of Occupancy _____

CO-SIGNER APPLICATION IS FOR _____ Relationship with Applicant _____

CO-SIGNER INFORMATION

APPLICANT'S FULL NAME _____ Date of Birth _____

Social Security No. Driver's Lic. No./State _____

Email Address Primary Phone _____

PRESENT ADDRESS

Own/Rent? Monthly Payment _____

PRESENT EMPLOYER _____ Position _____

Employer's Address Part Time / Full Time? _____

Supervisor's Name and Phone Gross Monthly Salary _____

TOTAL GROSS MONTHLY HOUSEHOLD INCOME

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application. Other sources of income could be scholarships, loans, parents, relatives, mutual funds, etc.

Amount \$ Per Source _____

Amount \$ Per Source _____

Comments _____

We require your verifiable income to be at least two times the rental amount monthly. You must also provide proof of income in the form of: 1.) last two months of pay stubs; OR 2.) last year's W-2 form; OR 3.) recent bank statements showing recurring deposits; OR 4.) proof of assets such as bank or mutual fund statements; OR 5.) an official letter from your employer stating salary amount

I warrant and represent that the information submitted on this application is true and correct. I understand that any false information will constitute grounds for rejection of this application. I hereby authorize the release of all credit, income and rental/mortgage information to the agents and/or employees of Maple Tree, LLC. I understand that the lease agreement will not become effective until this application is approved by management.

PRINT CO-SIGNER NAME _____

CO-SIGNER'S SIGNATURE _____

DATE SIGNED _____

PARENTAL OR SPONSOR GUARANTY

THIS GUARANTEE AGREEMENT is executed by the person or persons whose name(s) is signed below. It is understood that _____ has applied to become a Tenant in the apartment community known as Maple Tree, LLC. The requirement of this Guaranty is in recognition that most of the Tenants do not have independent financial means. The guaranty shall be in force irrespective of the financial means of the Tenant. The undersigned represents that this or her relationship with the Tenant is that of _____ (Parent, Guardian, Aunt, Uncle – please specify).

- 1. Guaranteed Payments:** If any Tenant fails to make any payment under the Lease, the Guarantor(s) will be responsible for making such payments to the Lessor. Payments under the Lease include but is not limited to rent, late rent fees, utility bills, repair costs, maintenance costs, pet charges, legal fees and other costs specified in the lease agreement.
 - 2. Lease Modification, Extension or Renewal:** If the Lease is modified or extended / renewed beyond its original duration, this Guaranty will continue to apply to such Lease modification, extension or renewal.
- The Guarantor(s) hereby waives the right to approve or to be given notice of any Lease modification, extension or renewal. The Guarantor(s) may request a copy of the lease agreement from the Tenant at any time.
- 3. Joint and Several Liability:** If there is more than one Guarantor, then all Guarantors are jointly and severally liable under this Guaranty.
 - 4. Lessor's Legal Expenses:** The Guarantor shall pay for all legal costs and lawyer fees incurred by the Lessor in enforcing this Guaranty.
 - 5. Validity:** If any term of this Guaranty is to be invalid, it shall not affect the validity of any other term in the Guaranty.
 - 6. Additional Terms and Provisions:** Guarantor(s) waive any right to require that any action be brought against Lessee or that resort be had to any security or to any other credit in favor of Lessee, subordinates any liability or indebtedness of Lessee held by guarantor(s) to the obligations of Lessee to Lessor under this Lease, and the benefit of any statute of limitations affecting guarantor(s)' liability.

Executed this _____ day of _____, 20 _____.

Guarantor Signature

Print Name

Social Security Number

Street Address

City, State, Zip

Phone Number

Guarantor Signature

Print Name

Social Security Number

Street Address

City, State, Zip

Phone Number