

TheViewApts, LLC

P.O. Box 946
Murray, KY 42071
(270) 978-7439

theviewapartments.murray@gmail.com

RENTAL APPLICATION

Applicant Information:

Full Name of Applicant: _____

Date of Birth: ___ / ___ / ___ SS#: ___ - ___ - ___ Driver's License, State and #: _____

Gender: _____ Marital Status: _____

Home Phone:() ___ - ___ Cell Phone:() ___ - ___ Work Phone:() ___ - ___

E-mail Address: _____

Vehicle Make _____ Model _____ Year _____ Color _____ License No. _____ State _____

Applicant Student Status (if applicable[check all that apply]):

- Full Time Part Time Undergraduate Post-graduate Technical

Co-Applciant, if any: _____

For Foreign/Non-resident Applicants Only:

ICE Document: _____ Visa Expiration Date: ___ / ___ / ___

Current Address:

Address: _____ City: _____ State: _____ Zip: _____

Month/Year Moved In: ___ / ___ Moved Out: ___ / ___ Monthly Rent \$ _____

Landlord Name: _____ Landlord Number:() ___ - ___

Reason for Moving: _____

Previous Address: (if within 3 years)

Address: _____ City: _____ State: _____ Zip: _____

Month/Year Moved In: ___ / ___ Moved Out: ___ / ___ Monthly Rent \$ _____

Landlord Name: _____ Landlord Number:() ___ - ___

Reason for Moving: _____

Emergency Contact:

Name: _____ Relationship: _____ Phone:() ___ - ___

Address: _____ City: _____ State: _____ Zip: _____

Employment and Income Information:

Employer's Name: _____ Employed From ___ / ___ To ___ / ___

Address: _____ City: _____ State: _____ Zip: _____

Job Title: _____ Phone Number:() ___ - ___

Gross Monthly Income:\$ _____ Other Income (per month): Source _____ \$ _____

Guarantor Information (if necessary [refer to page 2 for requirements])

Guarantor Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Date of Birth: ___ / ___ / ___ SS#: ___ - ___ - ___ Driver's License, State and #: _____

E-mail Address: _____ Home Phone:() ___ - ___ Cell Phone:() ___ - ___

Employer's Name: _____ Employed From ___ / ___ To ___ / ___

Address: _____ City: _____ State: _____ Zip: _____

Job Title: _____ Phone Number:() ___ - ___

Gross Monthly Income:\$ _____ Other Income (per month): Source _____ \$ _____

Background:

- 1) Have you ever been convicted; plead guilty; plead no-contest; received probation; deferred adjudication, court-ordered community supervision or pre-trial diversion for a felony or for a misdemeanor involving violence or sexual misconduct? Yes No
- 2) Have you ever been asked or ordered by a government representative to leave the U.S.? Yes No
- 3) Have you ever been evicted or asked to move out by a previous landlord? Yes No
- 4) Do you currently owe any outstanding balance to a previous landlord? Yes No
- 5) Do you have any physical, mental or emotional condition which requires special accommodations? Yes No

If you have answered yes to any question, please explain: _____

Rental Qualifying Guidelines

The View Apartments are owned by TheViewApts, LLC, a Kentucky limited liability company, which is sometimes hereinafter referred to as the "Owner" or "Landlord". TheViewApts, LLC adheres to Fair Housing Laws and will not discriminate against any Applicant or Tenant on the basis of race, color, religion, sex, national origin, disability or other protected class. However, if the Rental Qualifying Guidelines are not met, your Rental Application is subject to being denied.

To become a resident of The View Apartments, each Applicant must meet the Rental Qualifying Guidelines. The term "Applicant" means the person who will be signing the Lease Agreement as a "Tenant." The term "Co-Applicant" means a person who will also be signing the Lease Agreement as a "Tenant". The term "Guarantor" means the person who will guarantee Applicant/Tenant's obligations by signing a Lease Co-Signer/Guaranty Agreement ("Guaranty Agreement").

Income Requirement-Applicant, if applying without a Co-Applicant, must earn an annual gross income equal to three (3) times the total annual rent and must have qualifying credit history. If Applicant applies with a Co-Applicant, they must together earn an annual gross income equal to three (3) times the total annual rent and must both individually have qualifying credit history. If Applicant and/or Co-Applicant cannot prove income and does not meet the qualifying credit history, then the Applicant and/or Co-Applicant must have a Guarantor sign a Guaranty Agreement. A Guarantor must meet the same income requirements. Applicant, Co-Applicant and Guarantor, if applicable, shall submit proof of income in the form of his or her two most recent paystubs, a W-2 or last year's tax return with the Rental Application. In the event that no or insufficient credit history is obtained, Applicant and/or Co-Applicant may be required to prepay part or all of the rent owed under the Lease.

Criminal History- Applicant must never have been convicted; plead guilty; plead no contest; received probation, deferred adjudication, court ordered community supervision or pre-trial diversion for a felony or misdemeanor involving violence or sexual misconduct. Applicant must never have been asked or ordered by a government representative to leave the U.S.

Rental History- Applicant and Guarantor must not have been evicted or asked to move out by a previous landlord and must not owe any outstanding balance to a previous landlord. If an outstanding balance is owed, Applicant must provide proof of payment before being accepted.

Applicant Requirements-Applicant must be a minimum of 18 years of age. If Applicant is under 18 years old, Applicant's parents or legal guardians must cosign the Rental Application and Lease. Each Applicant must qualify individually in all Co-Applicant situations. If Applicant is not a U.S. Citizen, the Applicant must provide a U.S. Immigration and Customs Enforcement (ICE) document that entitles the Applicant to be in the United States through the Expiration Date of the Lease Agreement, such as Form I-551 (Permanent Resident/Green Card) or a United States Visa.

Acknowledgments- Applicant (sometimes "I") certifies that all of the information provided above is true and accurate. Applicant acknowledges that providing false information may constitute grounds for rejection of this Application, termination of the right of occupancy and non-return of fees and deposits. Applicant authorizes any consumer reporting agency, current and previous employers, current and previous landlords and law enforcement agencies to release any and all information that any of them may have about me and Guarantor to TheViewApts, LLC. TheViewApts, LLC may, but is not responsible and assumes no duty for obtaining criminal history checks on any Applicant or Tenant. If I cannot prove my income or do not otherwise meet the Rental Qualifying Guidelines, I understand that I will be required to have a Guarantor sign the Guaranty Agreement on my behalf. In the event I submit an executed Lease Agreement but do not submit an executed Guaranty Agreement when required by Landlord, Landlord shall have the right to terminate the Lease or require me and any Co-Applicant to honor our obligations under the Lease/Rental Agreement.

By signing below, I represent that I have read, understood and agree to all provisions in this Rental Application

Applicant Signature: _____ Date: ____ / ____ / ____

Guarantor Signature (if applicable): _____ Date: ____ / ____ / ____