

Cornerstone Ranch Rental Application

Rental History (Please print)

Applicant's Name: First, Middle, Last, Suffix	Social Security Number:	Date of Birth:	Drivers License #:	State:
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How many will occupy apartment: _____	Name of all other occupants: _____	1 _____	2 _____	3 _____	4 _____
		Name/Date of Birth			
		Name/Date of Birth			

E-mail Address:	Primary Phone Number <input type="checkbox"/> Home <input type="checkbox"/> Mobile <input type="checkbox"/> Fax	Secondary Phone Number <input type="checkbox"/> Home <input type="checkbox"/> Mobile <input type="checkbox"/> Fax
	- -	- -
Applicant's Current Address (include apartment number)	How long at this address? ____ Years _____ Months	Name of Landlord/Mortgage Holder
	Monthly Payment: <input type="checkbox"/> Own <input type="checkbox"/> Rent \$ _____	Landlord's Phone Number:
City _____ State _____ Zip Code _____		

Why are you moving?		
	How long at this address? ____ Years _____ Months	Name of Former Landlord/Mortgage Holder
Applicant's Former Address (include apartment number)	Monthly Payment: <input type="checkbox"/> Own <input type="checkbox"/> Rent \$ _____	Former Landlord's Phone Number:
	City _____ State _____ Zip Code _____	

Employment:

Current Employer:	Position:	How long? Years: _____ Months: _____	Monthly Salary \$ _____
	Phone #: _____		
Current Employer Address:	City: _____	State: _____	Zip: _____
			Supervisor: _____
Former Employer:	Position:	How long? Years: _____ Months: _____	Monthly Salary \$ _____
	Phone #: _____		
Former Employer Address:	City: _____	State: _____	Zip: _____
			Supervisor: _____

Personal:

Emergency Contact 1:	Relation:	Address:	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Mobile
Emergency Contact 2:	Relation:	Address:	Phone: <input type="checkbox"/> Home <input type="checkbox"/> Mobile
Vehicle type: Car, Truck, etc.	Make: _____	Model: _____	Color: _____
			Year: _____
			Plate #: _____
			State: _____

Do you have pets? Yes No Type(s) _____ How many? _____

Do you have any water furniture? Yes No Explain: _____

Have you ever been a defendant in an Unlawful Detainer (eviction) lawsuit or defaulted (failed to perform) on any obligation of a rental agreement or lease? Yes No If yes, please explain: _____

Have you ever been convicted of a crime? Yes No If yes please explain: _____

How did you hear about our apartment Community? _____

The information in the application is true and correct. I hereby authorize Owner or its Agents to verify the above information and to obtain either a consumer or investigative credit report and criminal background check. I further authorize the verification of all the above items, including, but not limited to, rental history, employment, and the obtaining of additional credit reports and references upon request. This application is not a lease agreement and is subject to approval by the Community Manager and/or Agent for Owner.

Signature of Applicant _____

Date _____

Signature of Agent _____

Date _____

For office use only:	Apt: _____
<input type="checkbox"/> Copy of ID <input type="checkbox"/> Verify phone numbers <input type="checkbox"/> Verify Social Security Number	





Rental and Occupancy Criteria Guidelines

This community uses a statistically sound credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics so all applicants are treated objectively. Your credit report contains information about you and your credit experiences including your bill-paying history, the number and type of accounts you have, the age of your accounts, late payments, collection actions, outstanding debt, and rental history. Using a statistical program, your information is compared to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent on time. Cornerstone Ranch's credit service provider also checks related data sources which include the FBI and U.S. Treasury lists of individuals wanted for direct involvement or support of terrorist activities. Based on your credit score and related data source information, your application will be either accepted, receive a conditional acceptance, or be denied. If your application is denied or accepted with conditions, you, upon request, will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us.

Occupancy Guidelines: One Bedroom – Maximum 3
Two Bedroom – Maximum 5

Prior to move-in, income must be verified by providing documents such as: Pay stubs covering two (2) pay periods, court ordered spousal or child support, prior year's W-2, Social Security Card, G.I. Benefits, pensions, disability income, trust income, dividend income, or other sources of regular income when requested.

Income received annually will be averaged over twelve (12) months. Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. Gross monthly income of combined applicants must be two and one half (2.5) times the scheduled rent of the apartment being leased.

If unemployed or retired proof of income/assets must be provided.

"Conditional Accept" will be required to pay an additional security deposit up to one (1) months rent

Co-signers/Guarantors are accepted and understand they have full responsibility under the lease.

A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the past 48 months. The application will be rejected for any of the following reported criminal reasons that have occurred within the ten (10) years prior to the application date:

- *Any terrorist related conviction
- *Any conviction for the use, sale, or manufacture of any drugs.
- *Evidence of theft, felony, fraud, firearms violations, or crimes resulting in personal injury, including sexual offenses, per state regulation.

Reasons for not approving an application include, but are not limited to: bankruptcy, insufficient income, unpaid judgments, eviction, outstanding rent debt, household exceeding occupancy limits, and falsification of the application information.

Applicant Consent

The undersigned applicant(s) and co-signer(s) hereby consent to allow the apartment community, through its designated agents or associates, to obtain a consumer report and/or criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment or home to me/us. We also agree and understand that the owner and its agents and associates may obtain additional consumer reports on each of us in the future to update or review our account. Upon my/our request, the owner will tell me/us whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports.

Applicant

Date