

Hunters Woods Apartments
 4924 Murray Boulevard Murray, Utah 84123
 Ph: (801)268-2256 Fax: (801)268-2272

EMAIL:

APPLICANT #1 PHONE:

APPLICANT #2 PHONE:

APPLICANT #1 Last Name	First	Middle	BIRTHDATE	DRIVER'S LICENSE # and STATE	Soc. Sec. #		
APPLICANT #2 Last Name	First	Middle	BIRTHDATE	DRIVER'S LICENSE # and STATE	Soc. Sec. #		
Other	1	FULL NAME		RELATIONSHIP TO APPLICANT	DATE OF BIRTH	SOCIAL SECURITY NUMBER	Total # of occupants:
Persons	2						Do you have a waterbed? () Yes () No
	3						Do you have renter's insurance? () Yes () No
to	4						Company:
	5						Do you have a pet? () Yes () No
occupy	6						Type/weight
	6						

PART 1 RESIDENT HISTORY (2 YEARS)

APPLICANT #1 Present Address	City	State	Zip	How Long? from to	() Own () Rent	Phone	Monthly Payment \$
Name of Present Landlord/Mortgage Co.	City	State	Zip	Day Phone ()	Night Phone ()		

PART 2 PREVIOUS RESIDENCE HISTORY (2 YEARS)

APPLICANT #1 Previous Address	City	State	Zip	How Long? from to	() Own () Rent	Phone ()	Monthly Payment \$
Name of Present Landlord/Mortgage Co.	City	State	Zip	Day Phone ()	Night Phone ()		
APPLICANT #2 Previous Address	City	State	Zip	How Long? from to	() Own () Rent	Phone ()	Monthly Payment \$
Name of Present Landlord/Mortgage Co.	City	State	Zip	Day Phone ()	Night Phone ()		

PART 3 EMPLOYMENT HISTORY (2 YEARS)

APPLICANT #1 Employed By	Department	Supervisor's Name/Co.	How Long? from to
Address	City	State	Zip
Phone	Position Held/Occupation	Monthly Salary \$	
APPLICANT #2 Employed By	Department	Supervisor's Name/Co.	How Long? from to
Address	City	State	Zip
Phone	Position Held/Occupation	Monthly Salary \$	
APPLICANT Employed By	Department	Supervisor's Name/Co.	How Long? from to
Address	City	State	Zip
Phone	Position Held/Occupation	Monthly Salary \$	

ADDITIONAL INCOME: Additional income such as child support, alimony or separate maintenance need not be disclosed unless such Additional Income is to be included for qualification hereunder.

Source: Amount of \$ _____ per _____ Source _____

PART 4 IMPORTANT INFORMATION

AUTO #1 (Year, Make, Model, Color)	License Plate	State	Payment Made to:	Monthly Payment \$		
AUTO #2 (Year, Make, Model, Color)	License Plate	State	Payment Made to:	Monthly Payment \$		
Name of APPLICANT'S nearest Relative	Relationship	Address	City	State	Zip	Phone ()
Emergency Contact	Relationship	Address	City	State	Zip	Phone ()
Personal Reference	Relationship	Address	City	State	Zip	Phone ()

NON-REFUNDABLE APPLICATION FEE \$25.00 per adult

In compliance with the State and Federal laws, this is to inform you that an investigation involving the statements made on your rental application for residency at the above mentioned apartment community is being initiated.

Have you or any family member or other person planning to reside in our community ever filed bankruptcy?

YES _____ NO _____

Have you or any family member or other person planning to reside in our community ever been indicted or convicted of any felony or misdemeanor offense?

YES _____ NO _____

Have you or any family member or other person planning to reside in our community ever been convicted pled guilty or "No Contest" to a sexual offense?

YES _____ NO _____

HAVE YOU EVER BEEN EVICTED?

YES _____ NO _____

I/We certify that to the best of my/our knowledge all statements are true and complete. I/We further authorize Hunters Woods Apartments to obtain credit reports, character reports, verification of rental history, income history, IRS income taxes, pension verifications, bank verifications and employment history as necessary to verify all information put forth in the above referenced application for residency. Faults, fraudulent or misleading information may be grounds for denial of residency or subsequent eviction.

I/We are aware that an incomplete application causes a delay in processing and may result in denial of this application for tenancy.

In addition, applicant has paid \$ _____ holding deposit to agent to hold an apartment available from date of application to date of lease initiation. In no event shall this period exceed 30 days. In the event this application is not approved by the owner or the applicant withdraws the application within 24 hours of the date of deposit, the \$ _____ holding deposit shall be refunded. After that initial 24 hours period expires, it is understood that should applicant refuse to sign the lease or occupy the premises on the agreed upon date, the holding deposit is thereby forfeited. Upon occupying the premises, the \$ _____ holding deposit may be applied to any amounts owing at that time, such as rent due, security deposits, etc.

It is acknowledged and agreed that during the tenancy all persons occupying the premises will be legally residing within the United States.

Signed _____ Signed _____ Dated _____
Applicant #1 Applicant #2

Signed _____ Title _____ Dated _____
Agent for Owner

How did you hear about Hunters Woods Apts? _____

I was referred to Hunters Woods by [] Friend [] Resident

If Resident, Name _____ Apt# _____



Hunters Woods
RENTAL CRITERIA

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A rental application must be processed on all prospective residents 18 years of age or older. Roommates will be evaluated on an individual basis. Legally married couples will be evaluated on an individual basis.

1. INCOME

As roommates, each must have gross income equal to one and one-half (1.5) times the amount of the rent. As a married couple or a single occupant with no roommate, the gross income must be equal to three (3) times the amount of rent). If not verifiable by employer, we require a copy of the previous years tax return/W2, or the past three months of paycheck stubs or bank statements.

2. EMPLOYMENT

A prospect must have verifiable current employment and six (6) months employment history, or a verifiable source of income. School (except high school) will be accepted as an alternative to employment history provided it can be verified.

Self employed, retired or other applicants must provide a financial statement from a CPA, the most recent year's tax statement or a third party professional verification from the source of the income. Copies of the most recent bank statement showing proof of ability to pay rent for the term of the contract may also be accepted. Monthly ending balance must not fall below the monthly rental rate multiplied by the number of months in the rental contract.

3. CREDIT

A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant can have no more than 30% negative credit on the current status of all accounts. Any account in default that is over one year old will be waived in determining percentage of negative credit. No credit history will be interpreted as good credit. If an applicant takes exception with credit findings, he/she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, applicant will be considered on the basis of the new information.

4. RENTAL HISTORY

- a. Six (6) months verifiable history on current/previous address within last two years.
- b. Rental/home ownership history. Compliance with all terms of the lease/contract and community policies. Two (2) late payments and/or returned checks per year of residency is acceptable.
- c. Military housing is an acceptable alternative to rental history.

5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS

- a. Anyone having been evicted for causes by a landlord.
- b. Any unresolved debts to a previous landlord or mortgager.
- c. Anyone having been convicted of a felony for any violent offence, sex offense, drug offence and/or NSF offence.
- d. Falsification of any information on the rental application.
- e. Anyone currently in the process of filing a bankruptcy.
- f. Certain misdemeanors could result in an automatic denial.

6. **OCCUPANCY**

Maximum number of occupants per apartment:

- 1 Bedroom or Efficiency/1 Bath = 2 Occupants
- 2 Bedroom/1 or 2 Bath = 4 Occupants
- 3 Bedroom/2 Bath = 6 Occupants

If your household should increase by the birth, adoption, or legal guardianship of a child before the end of your rental agreement term, and it increases your household beyond the established size for that apartment type, you will be expected to: 1) transfer to an appropriate size apartment at the current rent for that apartment at the end of your lease term, or 2) terminate your contract with a thirty (30) day written notice to vacate your apartment at the end of your lease.

7. **LEASE INITIATION FEE**

A non-refundable lease initiation fee is required and must be paid in full prior to moving in.

1,2, &3 Bedroom Apartments - \$ 299.00 1,2,&3 Bedroom Townhomes- \$349.00

If applicant is not approved, a check for the amount of the lease initiation fee will be mailed within 30 days of receipt of deposit. The applicant has 24 hours to cancel without penalty, with written notice. After 24 hours, the entire lease initiation fee is forfeited.

8. **PET DEPOSIT/PET POLICY**

Two pets will be allowed with a \$200.00 non-refundable per pet sanitation fee. There will also be a monthly pet rent of \$40.00. The pet may not weigh more than 150 pounds at full growth and is subject to management approval. Certain breeds not accepted. All residents with a pet are required to submit a veterinarian statement establishing general health of the pet, the status of all shots, and must bring the pet to the management office to be photographed prior to applicant approval. The only exception would be pets which are designed as service animals as stated in ADA requirements.

9. **RENT**

All move-in amounts must be paid with a cashier's check or money order. If the lease initiation fee check is returned by the bank, the application will automatically be denied.

10. If a prospective resident fails to meet all, but meets at least three of the criteria listed in items 1 through 4c, the following option is available.

a. A security deposit equal to a full month's rent must be paid in advance or a cosigner.

11. Security deposit and lease initiation fee are NON-REFUNDABLE if application is denied due to falsified information on the application.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

Applicant's Signature

Applicant's Signature

Applicant's Signature

Applicant's Signature

Owner's Representative

Date

AMC DOES BUSINESS IN ACCORDANCE WITH FEDERAL FAIR HOUSING LAW.
(FAIR HOUSING AMENDMENT ACT 1988)

APPLICATION QUALIFICATION FORM

Several criteria are considered while determining whether to approve a new tenant. Many of these criteria are built into a process. Checks may be made on the prospective tenant's employment or other sources of income, credit history, criminal history, rental history, references, credit sources, banks and other financial institutions, and previous employers. While not all of these are checked on each prospective tenant, you should be prepared to disclose all of the above information and have it checked and verified.

The undersigned prospective tenants certify and warrant that:

1. All of the prospective tenants have verifiable sources of income, verifiable past rental history, and verifiable credit and references, each occupant/tenant/resident is residing in the United States legally, and that the information above is accurate.
2. None of the prospective tenants/occupants (even minors) have ever been evicted from a premises, have a current outstanding judgment, have left a previous landlord owing money, or have left a prior rental premises under threat of eviction.
3. None of the prospective tenants/occupants (even minors) have ever filed for bankruptcy protection whether or not the bankruptcy was discharged or dismissed, have a current pending bankruptcy case, or have met with a bankruptcy attorney in the last two years. If any have filed or met with a bankruptcy attorney, please give details (include date of bankruptcy, attorney name, etc.):

4. None of the above prospective tenants/occupants (even minors) have ever been convicted any crime other than a minor traffic violation, except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

5. None of the prospective tenants/occupants (even minors) have ever committed, been indicted, arrested, investigated, or otherwise detained for any criminal act (other than a minor traffic infraction); except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

In the event Owner/Landlord proceeds with an application and it is determined that the prospective tenants have been untruthful in any of the above statements, each undersigned prospective tenant agrees to pay to Landlord the actual costs incurred in processing the application and an administrative fee of \$100.00.

The Undersigned represent that all of the above statements are True and Complete and hereby AUTHORIZE VERIFICATION OF SUCH INFORMATION. Authorization is given to contact any REFERENCES, BANK, PRIOR LANDLORDS, PRIOR/CURRENT EMPLOYERS, GOVERNMENTAL AGENCIES, AND FAMILY. Further authority is given to check all CREDIT AND PUBLIC RECORD INFORMATION. Applicants release ALL liability or responsibility, from all person or corporations that request or supply such information. Applicant acknowledges that FALSE information herein will constitute grounds for: (1) Rejection of an application, (2) Termination of resident's right to OCCUPANCY and eviction. False information may also constitute a serious offense under the laws of the state.

Dated this _____

Signature _____

Print Name _____

SS # _____

Signature _____

Print Name _____

SS # _____

Signature _____

Print Name _____

SS # _____

