



**ALL APPLICANTS WILL BE CONSIDERED FOR APPROVAL
ON THE FOLLOWING CRITERIA:**

1. Applicants must be of legal age (18 years or older).
2. Applicant grants permission for a credit check to be completed.
3. Applicant's monthly income must be a minimum of 2.5 times the monthly rental amount & employment must be verifiable. A cosigner's income must be a minimum of 4 times the monthly rental amount & employment must be verifiable.
4. Must have current verifiable residency.
5. **Applicant may be denied if evicted from a prior rental within the last five years or has an outstanding balance with a prior rental.**
6. The maximum persons allowed per bedroom is two, plus one individual. Example: A two bedroom apartment could have a maximum of five people residing in the apartment.
7. **Application may be denied due to credit worthiness rating.**
8. **Applicant may be asked for an additional deposit based on credit score.**
9. **Application may be denied due to past felonies, violent misdemeanors, drug offenses or animal abuse offenses, theft or property damage.**

.....DEPOSIT/APPLICATION FEE.....

1. **Application fee must be paid prior to an application being processed. All applications are processed by an outside, independent screening service.**
2. **A security deposit or holding deposit is required to be paid before an apartment will be taken off the market and assigned to an applicant.**
3. **Applicant understands that if application data is not provided within forty eight (48) hours of the submission of the application, the application will automatically be canceled and the deposit will be forfeited.**
4. **If applicant cancels this application within seventy two (72) hours of its submission, the deposit less the application fee is refundable. If applicant cancels this application after 72 hours, the deposit is forfeited.**

I HAVE READ AND UNDERSTAND THE CRITERIA FROM WHICH MY APPLICATION WILL BE APPROVED. APPLICATION MAY BE APPROVED WITH CERTAIN RESTRICTIONS. THESE RESTRICTIONS MAY OR MAY NOT LIMIT APPLICANTS= ABILITY TO PARTICIPATE IN CURRENT RENTAL INCENTIVES.

Applicants:

Community Director

Date

RELEASE AUTHORIZATION

In connection with my rental application with you, I understand that an investigative consumer report may be requested that will include information as to my character, credit, and past tenant history.

I VOLUNTARILY AND KNOWINGLY AUTHORIZE ANY PRESENT OR PAST LANDLORD, ADMINISTRATOR, LAW ENFORCEMENT AGENCY, STATE AGENCY, FEDERAL AGENCY, FINANCE BUREAU/OFFICE, CREDIT BUREAU, COLLECTION AGENCY, PRIVATE BUSINESS, PERSONAL REFERENCE, AND/OR OTHER PERSONS TO GIVE RECORDS OR INFORMATION THEY MAY HAVE CONCERNING MY CRIMINAL HISTORY, CREDIT HISTORY, CHARACTER, AND EMPLOYMENT HISTORY OR ANY OTHER INFORMATION REQUESTED TO UNIVERSITY VILLA APARTMENTS. I VOLUNTARILY AND KNOWINGLY UNCONDITIONALLY RELEASE ANY NAMED OR UNNAMED INFORMANT FROM ANY AND ALL LIABILITY RESULTING FROM THE FURNISHING OF THIS INFORMATION. THIS AUTHORIZATION SHALL BE VALID FOR ONE YEAR FROM THE DATE SIGNED AND A PHOTOGRAPHIC OR FAXED COPY OF THIS AUTHORIZATION SHALL BE AS VALID AS THE ORIGINAL.

- 1. Signature: _____ Print Name: _____
- 2. Signature: _____ Print Name: _____
- 3. Signature: _____ Print Name: _____
- 4. Signature: _____ Print Name: _____

_____ University Villa Apartments _____
 (COMMUNITY) (DATE)

****Applicant- Please do not write below this line.**

SALARY INFORMATION

Name of Employer _____ Employer phone number _____
 Date employee started _____ Is he/she currently employed by you? ____
 Gross monthly income _____ Bonus/tips _____

RENTAL INFORMATION

- Name of Landlord _____ Landlord phone number _____
- 1. Is applicant currently living in your community? ____ Yes ____ No
 - 2. Date applicant moved in _____ Moved out _____
 - 3. Current monthly rent: \$ _____ A. How many times did applicant pay late? _____
 B. How many days late? _____ C. How many NSF's? _____
 - 4. Does applicant owe you money? ____ Yes ____ No If yes, how much? _____
 For what? _____
 - 5. Does applicant have any non-compliances? ____ Yes ____ No If yes, how many? _____
 For what? _____
 - 6. Did applicant leave apartment in good condition? _____ If no, explain _____
 - 7. Did applicant give notice? ____ Yes ____ No Is applicant being evicted? ____ Yes ____ No

Person Completing Form Name and Title:

 Person Completing Form Signature:

PLEASE FAX THIS INFORMATION BACK TO: (520) 670-1035

RENTAL APPLICATION
University Villa Apartments

Apartment No.		Rent Amount		Requested Lease Term	
Move-In Date		Source		CD Initials	
Leased By		Promo/Special			

Applicant Name(s)	Birth date	Social Security #	Drivers License	State of Issue
1.	/ /			
2.	/ /			
3.	/ /			

Occupant(s) - all who will occupy apartment (under 18)

Applicants Name(s)	Birth date	Social Security #	Relationship to above Applicant(s)
4.	/ /		
5.	/ /		
6.	/ /		

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RESIDENCY

Applicant's Phone Number	Applicants Email Address
Current Address	Apartment # City State Zip County

		\$	From: To:
Landlord/Apartment Name	Contact Phone	Rent Amount	Residency Dates

If at current address for less than 6 months, please give previous address(s):

Previous Address	Apartment #	City	State	Zip	County

		\$	From: To:
Landlord/Apartment Name	Contact Phone	Rent Amount	Residency Dates

EMPLOYMENT

Current Employer Name	Address	City	State	Zip

		From: To:		\$
Supervisor's Name	Contact Phone	Employment Dates	Position/Job Title	Monthly Salary

Spouse/Additional Employer Name	Address	City	State	Zip

		From: To:		\$
Supervisor's Name	Contact Phone	Employment Dates	Position/Job Title	Monthly Salary

EMERGENCY CONTACT

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Emergency Contact Name Address City State Zip

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Relationship Home Phone Work Phone Cell Phone

The above person	is <input type="checkbox"/>	is not <input type="checkbox"/>	Authorized to remove and/or store all contents of dwelling/mailbox in the event of serious illness or death of resident.
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VEHICLE(S): Please list all vehicles that will be parked on the premises by any or all of the above applicants.

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Vehicle #1 Make Model Year Color License No. State

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Vehicle #2 Make Model Year Color License No. State

PET(S): Please check with Community Director for current pet policy.

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Pet #1 Name Kind/Breed Weight Age

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Pet #2 Name Kind/Breed Weight Age

Please Circle Yes or No

Have you or your spouse ever been evicted?	YES	NO
Have you or your spouse ever broken a rental agreement?	YES	NO
Have you or your spouse ever been convicted of a felony? **	YES	NO
Have you or your spouse ever received deferred adjudication for a felony?	YES	NO

**** Nicolosi&Fitch, Inc will process a criminal background check on all applicants.**

How did you hear of this Community?	
Why did you choose this Community?	
Why are you leaving your present residence?	

APPLICATION AGREEMENT

The undersigned person(s) represent that all of the above statements are true and complete and hereby authorize verification of said information through consumer reports, rental history, employment, criminal reports and any other means necessary to obtain information. Failure to answer any of the above information or inquiries shall entitle owner to reject this application. Falsification of information shall entitle owner to 1) reject application, 2) retain application fee for time and expense of processing this application and 3) terminate applicant's right of occupancy. Owner reserves the right to regularly and routinely furnish information to consumer reporting agencies about lease obligation performance which may include both favorable and unfavorable information.

This is to be signed below only if owner's representative has not yet accepted applicants and co-applicants and if owner's representative has not yet signed the lease contract. Each co-applicant (co-resident) must sign a separate application and application agreement. Spouses may sign the same application.

APPLICATION FEE (NOT REFUNDABLE). Management agrees to hold Apt. No. _____ for Applicant until _____ at which time rental will commence if Applicant is approved. Applicant may receive a full refund of the holding deposit by providing Management Agent with written notification of intent to withdraw this application within 72 hours of the date of this application. Said written notification must be delivered within the 72 hours to Management Agent at the same place where this application was executed. Similarly, Management Agent will refund the deposit, if after review, Applicant is refused tenancy. In all other cases, Applicant agrees that the deposit shall be forfeited if Applicant is accepted for tenancy but fails to occupy and pay rent on the reserved apartment commencing at the specified time. In the event the apartment is not ready for occupancy by the commencement date, Management Agent shall refund the money paid by Applicant hereunder or Applicant shall have the option of extending the reservation until such time as the apartment is ready for occupancy. Alternatively, the Applicant may accept a different apartment offered by Management Agent at Applicant's sole discretion. However, Management Agent's liability hereunder shall be limited to the amount of the deposit stated herein.

Applicant has thoroughly reviewed the above information and understands the application verification process and all terms regarding non-refundable fees and/or holding deposits.

Applicant(s) _____ Applicant(s) _____

Applicant(s) _____ Applicant(s) _____

Authorized Agent for Principal certifies that the above has been explained to applicant:

Date: _____

