

APPLICATION TO LEASE
Maple Manor Apartments
3001 Wedington Drive
Fayetteville, AR 72701
(479) 521-7206 FAX (479) 443-7155
www.maplemanorapts.net

PERSONAL INFORMATION

Today's Date _____

Name _____
(Last) (First) (Middle)

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

Date of Birth _____ Single _____ Married _____ Divorced _____ Separated _____

Spouse's Name _____
(Last) (First) (Middle)

Driver's Lic. No. & State _____ SSN _____ DOB _____

Names of other persons to occupy apartment:

Name _____ Sex _____ Age _____

Name _____ Sex _____ Age _____

Name _____ Sex _____ Age _____

Present Address _____ Move-In Date _____ Move-out Date _____
(Street number/Street) (Town/State) (Zip Code)

Present Landlord _____ (Name) _____ (Phone) _____ (Reason for Leaving)

Former Address _____ Length of Tenancy _____
(Street number/Street) (Town/State) (Zip Code)

Former Landlord _____ (Name) _____ (Phone) _____ (Reason for Leaving)

OCCUPATION / INCOME Your Status: Employed Full Time _____ Part Time _____ Student _____ Not Employed _____

Occupation or Source of Income of Applicant _____ Salary _____

Employer _____ (Name) _____ (Address) _____ (City, State, Zip)

Supervisor _____ How long? _____ Phone _____

Previous Employer _____ Address _____ City/State _____

Occupation or Source of Income of Spouse _____ Salary _____

Employer _____
(Name) (Address) (City, State, Zip)

Supervisor _____ How long? _____ Phone _____

Previous Employer _____
(Name) (Address) (City, State, Zip)

ADDITIONAL INFORMATION

Automobiles: Make _____ Year _____ Color _____ License No. _____

Make _____ Year _____ Color _____ License No. _____

References:

Bank _____ City/State _____ Account No. _____

Pets (Describe) _____

Parent's _____
(Name) (Address) (City, State, Zip) (Phone)

In Case of Emergency Notify _____
(Name) (Phone)

How did you hear about our property? _____

HAVE YOU OR 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___

If management has any questions about your application, please give Phone Numbers where you can be located.

Day Phone: _____ **Evening Phone:** _____

Date Apartment is needed: _____ Size needed: _____ Lease Length (6 or 12 month): _____

CREDIT AND BACKGROUND CHECK AUTHORIZATION

Management is authorized to check our credit and employment history and to report to others their credit experience with us. Management is also authorized to check any rental history that has been provided to them. Management is authorized to obtain a Background Check on all applicants of legal age. All background checks will cover local, state, and national level. The undersigned have read and fully understand the above regarding authorizations and the following, regarding Rental Criteria.

(Printed Name)

(Spouse Printed Name)

(Signature)

(Spouse Signature)

Dewar Properties

Rental Criteria

GENERAL REQUIREMENTS

1. All applicants and leaseholders must be 18 years of age to lease an apartment.
2. All applicants must complete the rental application, and provide proof of identity (Driver's License, Social Security Card, Tax ID, Work Visa, and or Passport).
3. Unverifiable or false information provided on an application will disqualify the applicant. Leases executed based on false information provided on an application will be terminated.

OCCUPANCY STANDARDS

1. No more than two people per bedroom may occupy the apartment.

CREDIT HISTORY

1. Applicant must have good credit history. Credit report from applicable credit reporting agency will be used to secure current credit rating. Minimum acceptable credit score is 600.
2. Management, based on the approval of all other criteria will review neutral credit.

INCOME REQUIREMENTS

1. Monthly income must be at least three times the rental amount. (Exceptions are made for full time students.)

SUPPLEMENTAL INCOME

1. Social security, disability, child support, court ordered support or alimony must have supporting documents if income is to be included on the rental application.

RENTAL HISTORY

1. Any past rental history you have acquired will be verified. At management's discretion, foreclosures, evictions, judgments, collections, damages, unfavorable or negative references for housing providers will automatically disqualify applicant and co-applicants.

CRIMINAL HISTORY

* Applicants with criminal histories containing the following records will automatically be disqualified:

- 1) No misdemeanor or felony convictions for possession or use of drugs or drug paraphernalia,
- 2) No misdemeanor or felony convictions for crimes against a person, including but not limited to, a history of or conviction as a sexual predator, requiring the applicant to register as a sex offender in the locality of their residence, and
- 3) No felony convictions in the past 5 years.

OTHER OPTIONS:

In the event the application is "approved with conditions", we do have two other options for you:

- "Pre-pay option" – Equal to two months rent.
- Guarantor – The Guarantor for the lease agreement must pay a non-refundable application fee. The Guarantor of the lease agreement has scored a qualifying score. The Guarantor of the lease agreement has proven rental history for the previous three years, provided employment history for the past twelve months, to include making at least two times the rent amount required and has passed a criminal background check. The Guarantor has met the Dewar requirements.

DEPOSIT

A deposit of \$_____ is accepted. Deposit is refunded within 30 business days if application is not approved. We will withdraw your apartment from the market and not offer it to others. For this reason, the deposit is forfeited within 5 business days if you fail to sign a lease and take occupancy on date specified after application is accepted, your deposit will be forfeited. Please see attached Security Deposit Agreement for approved applicants.

The undersigned have read and fully understand the rental criteria/ deposit acknowledgement of Maple Manor Apartments.

(Printed Name)

(Spouse Printed Name)

(Signature)

(Spouse Signature)

Community Representative

Dewar Properties, Inc. supports all Equal Housing Opportunity and Fair Housing Laws in theory and practice. All rental applications are considered solely based on the following rental criteria without regard to color, race, religion, national origin, sex, familial status, handicap or disability. Reasonable accommodations will be made as requested and verified by any applicant.



*Revised 12/17/2010