

Spinnaker Apartments
3685 Saint Thomas Boulevard
Indianapolis, Indiana 46214
(317) 293-1677

FOR OFFICE USE ONLY	
DATE _____	
PROPERTY _____	
APT. NO. _____ RENT \$ _____	
AGENT _____	

Please complete all requested information on the front and back of this form. Thank you for your interest in our apartments.

Date of Application _____ Desired Date of Occupancy _____
 Type and Size of Apartment Wanted (No. of Bedrooms, etc.) _____

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____ Date of Birth _____
 Social Security No. _____ Driver's License No./State _____

CO-APPLICANT'S FULL NAME _____ Date of Birth _____
 Social Security No. _____ Driver's License No./State _____ Relationship _____

Full Names of All Other Residents:	Relationship to You	Date of Birth

How Many Pets Do You or Other Occupants Own? _____
 Kind of Pet, Breed, Weight and Age _____
 How Did You Hear About Our Property? _____

RESIDENCE HISTORY

PRESENT ADDRESS _____
 Present Telephone _____ Dates From: _____ To: _____
 Present Landlord or Mortgage Co. _____ Telephone _____
 Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS _____
 Dates From: _____ To: _____
 Previous Landlord or Mortgage Co. _____ Telephone _____
 Monthly Payment \$ _____ Reason for Moving _____

EMPLOYMENT INFORMATION

PRESENT EMPLOYER _____ Dates From: _____ To: _____
 Employer's Address _____ Telephone _____
 Position _____ Supervisor _____ Gross Monthly Salary \$ _____

PREVIOUS EMPLOYER _____ Dates From: _____ To: _____
 Employer's Address _____ Telephone _____
 Position _____ Supervisor _____

CO-APPLICANT'S EMPLOYER _____ Dates From: _____ To: _____
 Employer's Address _____ Telephone _____
 Position _____ Supervisor _____ Gross Monthly Salary \$ _____

~~BANK NAME & BRANCH _____ Telephone _____
 Checking Acct. No. _____ Savings Acct. No. _____
 Loan Acct. No. _____ Monthly Payment \$ _____
 CREDIT REFERENCE _____ Telephone _____
 Address _____ Account No. _____
 CREDIT REFERENCE _____ Telephone _____
 Address _____ Account No. _____
 OTHER REFERENCE _____
 Address _____~~

OTHER INFORMATION

TOTAL NUMBER OF VEHICLES (Including Company Vehicles) _____
 Make/Model _____ Year _____ Color _____ Tag No./State _____
 Make/Model _____ Year _____ Color _____ Tag No./State _____
 Other Car, Motorcycle, etc. _____
 Total Gross Monthly Household Income \$ _____
 If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.
 Amount \$ _____ Per _____ Source _____ Telephone _____
 Amount \$ _____ Per _____ Source _____ Telephone _____
 Comments: _____

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
 Been sued for damage to rental property? Yes No Declared Bankruptcy? Yes No
 In Case of Personal Emergency, Notify: _____ Relationship _____
 Address _____ Home Phone _____ Work Phone _____

I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit reporting agency, which will appear as an inquiry on my file.

APPLICANT'S SIGNATURE _____
 CO-APPLICANT _____
 DATE SIGNED _____

FOR OFFICE USE ONLY — DO NOT WRITE BELOW

Date Application Received _____ Received By _____

REFERENCE VERIFICATION	REMARKS
<input type="checkbox"/> Present Landlord	
<input type="checkbox"/> Previous Landlord	
<input type="checkbox"/> Employment	
<input type="checkbox"/> Previous Employ.	
<input type="checkbox"/> Co-Applicant Employ.	
<input type="checkbox"/> Bank	
<input type="checkbox"/> Credit (1)	
<input type="checkbox"/> Credit (2)	
<input type="checkbox"/> Credit (3)	
<input type="checkbox"/> Other	

RECORD OF PAYMENTS RECEIVED		
Date	Description	Amount

THIS APPLICATION: Approved Not Approved
 Date _____
 By _____
 Assigned to Apt. No. _____ Rent \$ _____
 Apartment Address _____
 Applicant Notified By _____
 Anticipated Move-In Date _____

Mid-America Management Corporation Residency Qualifications

Equal Housing



Mid-America Management conducts business in accordance with the Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, or any other basis protected by applicable state and local housing laws.

Application to Rent

All occupants 18 years of age or older will be required to complete an application and must be on the lease. All information on the application must be completed in full, verifiable and signed by all applicants. The application fee of \$49.00 (1st applicant) and \$20.00 for each additional applicant is non-refundable.

Qualifying Income Criteria

The total gross monthly household income must be 3.5 times the monthly market rental amount of the apartment. If there is more than one applicant for the same apartment, at least one of the applicants must qualify at 2.75 times the market rental amount but combined income must still be at least equal to 3.5 times the market rental amount. All income must be verifiable. Income to be considered consists of salary, interest or dividend income, social security, pension or any self-employment business income. Two years of employment must be verified and current employment must be in good standing. Two most recent earning statements from a current employer must be provided to process application. Applicants with new position must provide an offer letter signed by the employer on company letterhead. Income tax returns or Social Security check earning statements must be provided to verify employment and/or income of self-employed or retired individuals.

Self-Employment

Individuals that are self-employed must provide the previous 2 year(s) professional income tax returns (W-5) as evidence of sufficient income. Person who hold jobs that are commission only, or base salary plus commission, or tips, bonuses will be considered self-employed. If you own a business you must bring your company's tax returns for the past two years.

Retired Applicants

Retired applicants or those not currently employed must provide documentation regarding sources of income and still must meet the minimum of 3.5 times the monthly market rent of the apartment. (Social Security, Pension, and/or Savings).

Full-Time Students

Full time students without 3.5 times the monthly rent must have a co-signer.

Co-Signers

All co-signers are required to have primary residence in either the state in which the property you are making application or the State of Ohio. All co-signers must complete an application and will be charged a non-refundable application fee of \$49.00. The co-signer income must meet or exceed 6.0 times the monthly market rental amount. This option is not available for applicants who have derogatory credit history, poor rental history or any previous evictions.

Credit History

A bankruptcy history will be considered with court documents that state all debts have been paid and/or discharged. Any credit following a reported bankruptcy must be positively rated. All medical collections are disregarded in the approval process. If an applicant is below credit qualifications, management may accept the application if rental history is 100% positively rated by a rental management company and a higher deposit is paid.

Rental/Mortgage History

A positive rental or mortgage history of (3) years will be reviewed and verified and must exhibit no derogatory references by a rental management company, landlord or mortgage lender. Current and previous rental and/or mortgage history must include timely rent payments, fulfillment of terms, and adherence to rules and regulations. You must have given adequate notice to vacate and there are no outstanding financial obligations to the rental management company, landlord or mortgage lender. No rental history is not a reason to decline an applicant, however the applicant may be subject to a higher security deposit.

Criminal History

All applicants must exhibit no criminal convictions involving, but not limited to; violence, fire arms, illegal controlled substance and drugs, theft, crimes involving theft, or destruction of property, or any crimes involving sex crimes or involving a minor.

Occupancy Standards

No more than (2) persons per bedroom shall occupy the premises and/or meet all applicable Local, State or Federal Housing codes. All occupants must be on the approved Rental Application and Lease Agreement

Pets

All pets are subject to property policies. All pets must have prior written consent from management and proper deposit required.

I/We have read and understand the above qualifications for residency:

Applicant Signature

Applicant Signature

Date

