



Van Niche
APARTMENTS
SIGNATURE RENTAL COMMUNITIES

Apt.# _____ Apt. Type _____
 Lease Dates: From _____ To _____
 Monthly Rent\$ _____ Monthly Fees: water \$ _____
 Special: _____ trash \$ _____
 _____ pet \$ _____
 Reservation Fee:\$ _____
 Application Fee(s): \$ _____

Applicant 1 Co-Signer 1

SSN: _____ DOB: _____
 Name: _____
 Address: _____
 City: _____ ST: _____ ZIP: _____ How Long: _____
 Cell #: _____ Home #: _____ Work #: _____
 Email: _____
 Present Address is :
 Owned Home Rented Home Rented Apartment Parent's Home Student Housing
 Monthly Payment: \$ _____ Reason for moving: _____
 Lender OR Landlord: _____ Phone #: _____
 If at current address for less than 2 years please complete:
 Previous Address: _____
 City _____ ST: _____ ZIP: _____
 Lender OR Landlord: _____ Phone #: _____
 Are you now in military service or a military dependent? ____yes ____no
 Have you and/or intended occupants ever: Been convicted of a felony? ____yes ____no
 Been sued for nonpayment of rent? ____yes ____no
 Been sued for damage to rental property? ____yes ____no
 Broken a rental agreement or contract? ____yes ____no
 Been evicted from any leased premises ____yes ____no How did you hear about our community?(if a resident referral, give name) : _____

Employed By: _____ How Long: _____
 Work Address: _____
 City _____ ST: _____ ZIP: _____
 Salary:\$ _____ per _____
 Supervisor: _____ Phone #: _____
 Other Income:\$ _____ Source: _____

Vehicle Info:
 YR: _____ Make: _____ Model: _____
 Color: _____ Plate: _____
 YR: _____ Make: _____ Model: _____
 Color: _____ Plate: _____
Emergency Contact Info:(not someone residing in apartment)
 Name: _____
 Address: _____
 City: _____ ST _____ ZIP _____
 Relationship: _____ Cell #: _____
 Work#: _____ Home#: _____

Applicant 2 Co-Signer 2

SSN: _____ DOB: _____
 Name: _____
 Address: _____
 City: _____ ST: _____ ZIP: _____ How Long: _____
 Cell #: _____ Home #: _____ Work #: _____
 Email: _____
 Present Address is :
 Owned Home Rented Home Rented Apartment Parent's Home Student Housing
 Monthly Payment: \$ _____ Reason for moving: _____
 Lender OR Landlord: _____ Phone #: _____
 If at current address for less than 2 years please complete:
 Previous Address: _____
 City _____ ST: _____ ZIP: _____
 Lender OR Landlord: _____ Phone #: _____
 Are you now in military service or a military dependent? ____yes ____no
 Have you and/or intended occupants ever: Been convicted of a felony? ____yes ____no
 Been sued for nonpayment of rent? ____yes ____no
 Been sued for damage to rental property? ____yes ____no
 Broken a rental agreement or contract? ____yes ____no
 Been evicted from any leased premises ____yes ____no How did you hear about our community?(if a resident referral, give name) : _____

Employed By: _____ How Long: _____
 Work Address: _____
 City _____ ST: _____ ZIP: _____
 Salary:\$ _____ per _____
 Supervisor: _____ Phone #: _____
 Other Income:\$ _____ Source: _____

Vehicle Info:
 YR: _____ Make: _____ Model: _____
 Color: _____ Plate: _____
 YR: _____ Make: _____ Model: _____
 Color: _____ Plate: _____
Emergency Contact Info:(not someone residing in apartment)
 Name: _____
 Address: _____
 City: _____ ST _____ ZIP _____
 Relationship: _____ Cell #: _____
 Work#: _____ Home#: _____

Occupants *All occupants aged 18 years or older must be listed as a Resident/Leaseholder and must sign the application. All minor occupants must be listed on application form.
 Occupancy Limits: efficiency = Up to 2 occupants, One bedroom = Up to 2 occupants, 2 bedrooms = Up to 4 occupants, 3 bedrooms = Up to 6 occupants, 4 bedrooms = Up to 8 occupants

Name _____	DOB _____	Relationship _____	Name _____	DOB _____	Relationship _____
Name _____	DOB _____	Relationship _____	Name _____	DOB _____	Relationship _____



Van Metre
APARTMENTS
 SIGNATURE RENTAL COMMUNITIES

OFFICE USE ONLY			
Approved: _____	Date: _____		
Approved with conditions amount: \$ _____			
Disapproved: _____	Date: _____		
ON FILE:			
Credit History: _____	applicant 1	_____	applicant 2
Criminal History: _____	applicant 1	_____	applicant 2
Emp. Verification: _____	applicant 1	_____	applicant 2
Rental Verification: _____	applicant 1	_____	applicant 2

Pets *Accepted only with the consent of the property:

Type: _____	Breed: _____	Color: _____	Weight: _____ lbs	Name: _____
Type: _____	Breed: _____	Color: _____	Weight: _____ lbs	Name: _____

Credit References: *Applicants must have a good credit rating:

Acct. #: _____	Bank: _____
Acct. #: _____	Bank: _____

Criminal Background Information: *Convicted sex offenders and/or persons convicted of a felony will be automatically disapproved:

1. Have you/or your intended occupant(s) ever been convicted or and/or pled "guilty" or "no contest" to any felony regardless of whether such action resulted in jail or prison time served and/or deferred adjudication? _____ Yes _____ No

2. Have you and/or your intended occupant(s) ever been convicted of and/or pled "guilty" or "no contest" to any misdemeanor involving theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or unlawful conduct involving a minor, regardless of whether such activity resulted in jail or prison time service and/or deferred adjudication? _____ Yes _____ No

3. Have you and/or your intended occupant(s) ever been involved in any litigation, such as: evictions, suits, judgments, bankruptcies, foreclosures, etc? _____ Yes _____ No

Applicant(s)/Co-Signor Consent:

A false or willfully omitted statement herein will be grounds for rejection of your application at the option of Landlord and will constitute a default under the lease that may entitle landlord to remedies against you.

- Leases must be signed by all parties who will occupy the apartment, except minors (those under 18 years of age). However, all occupants regardless of age will be listed on the application.
- Lease rental should not exceed 33% of applicant's monthly gross income. Co-signors may be required for applicants who have verifiable income but do not meet the income requirements. Co-signors are required to meet the same rental criteria as an applicant except that a co-signor's income must at least twice that required of applicant.
- This application shall survive the signing of the lease and shall become a part thereof.
- A non-refundable application fee of up to \$ _____ per person (other than minors) is required at the time this application is submitted and is not refundable even if applicant cancels this application in accordance with paragraph 5 below.
- Applicant has 24 hours after submission to cancel this Application in writing without penalty; otherwise the reservation fee of \$ _____ posted by applicant to reserve the apartment will be forfeited. If the applicant(s) withdraws their application in writing within 24 hours the full reservation fee will be refunded.
- Special incentives, if any, offered by Landlord (such as, but not limited to "free rent") are applicable only if (I) applicant submits a complete lease application within the period when such incentives are being offered, which application is accepted, and (II) signs a lease and moves into the apartment within 60 days thereafter. Applicant shall be entitled only to those incentives specified on Landlord's application acceptance letter and no others.

I (we) apply to lease the above described premises in accordance with the following:

- It is understood by applicant(s) that this application is not a lease and applicant premises unless and until the application Landlord, the first month's rent and insurance and utility account is provided and the lease is fully signed by all parties.
- Landlord assumes no responsibility to the applicant(s) for delay in giving possession due to failure of present occupant to vacate a termination of lease or other reason; but the first monthly rental payment due after applicant occupies the premises will be prorated based upon the actual number of days by which possession was delayed.
- All Application and criminal check fee(s) received at the time of application are non-refundable.
- All applicants must present a valid driver's license, military ID or two other forms of identification, at least one of which must be a picture ID.
- A security deposit may be required if there is evidence of derogatory credit or poor rental history. If applicable (a status of "approved with conditions") a deposit of up to two (2) months rent will be required and payable in certified check or money order due prior to move-in.
- Van Metre Management requests that all applicants sign up for the Automated Clearing House Program (ACH) and provides management with a voided check for rental payments on or before move-in. Rent payments will be deducted from the resident's checking account on the third business day of each month. Please see leasing associate for the terms and conditions, as well as a detailed listing of scheduled payment dates.

As is customary in this business routine inquiries may be made with respect to your tenancy. The nature and scope of this investigation requested may include information obtained through personal interviews to verify residence, number of people in household, income, timely payment of rent, non-destruction of property, and non-disturbance of neighbors, as well as employment, occupation, reputation, and mode of living. Occupancy of the apartment is to be limited to the persons listed. In compliance with the Fair Credit Reporting Act we are informing you that an investigative consumer report including information as to your character, general reputation, person characteristics and mode of living may be made

I hereby consent to allow Landlord and its property manager, through their designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease to me an apartment. I understand that should I (or an applicant for whom I have co-signed) lease an apartment, Landlord and its property manager and their agents shall have a continuing right to review my credit information, rental application, criminal history, payment history, and occupancy history for account review purposes and for improving application methods.

By signing this application, I, the undersigned applicant(s), warrant and represent the information on this application for residency is true and correct and that Management/Owner to release any and all information in the application on my behalf and for my benefit. Any false information, statement, or response on this application will constitute grounds for immediate rejection of this application and, if applicable, may lawfully serve as basis for lease termination and/or eviction.

I have read, fully understand and approve of all two pages of this application and have completed the same as required therein:

 Applicant's Signature

 Date

 Applicant's Signature

 Date