

APPLICATION FOR BARKER APARTMENTS, QC		1825 Winding Hill Rd. Davenport, IA 52807
INDIAN RIDGE APARTMENTS (563) 359-3595 Fax(563) 355-2837	WINDING HILLS APARTMENTS (563) 359-0328 Fax (563) 359-6849	DEER VALLEY APARTMENTS (563) 359-4453 Fax (563) 359-6849
WINDSOR CREST APARTMENTS (563) 355-8941 Fax (563) 355-6241	KIMBERLY CLUB APARTMENTS (563) 359-8235 Fax (563) 355-0078	

*This is a legal document which imposes obligations on you and may under some circumstances result in a forfeiture of earnest money. Please read carefully.*

The undersigned hereby makes application to rent \_\_\_\_\_  
beginning \_\_\_\_\_,20\_\_\_\_\_ and ending \_\_\_\_\_,20\_\_\_\_\_. Monthly rent \$ \_\_\_\_\_

**BARKER APARTMENTS STATEMENT OF RENTAL POLICY**

\*\*\*\*\* ALL NEW LEASES ARE FOR SMOKE FREE APARTMENTS ONLY\*\*\*\*\*

- We are an equal opportunity housing provider.** We fully comply with the federal Fair Housing Act. We do not discriminate against any person because of age, race, color, creed, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, or national origin. We also comply with all state and local fair housing laws.
- Apartment availability policy.** A vacant apartment will not be deemed available until it has been cleaned, painted, and prepared for a new resident. We update our list of available apartments as each 30-day notice is given. An apartment that was unavailable in the morning may become available later that same day.
- Occupancy guidelines.** To prevent overcrowding, excessive noise, and undue stress on plumbing and other building systems, we restrict the number of people who may reside in an apartment. In determining these restrictions, we adhere to all applicable fair-housing laws. We allow two persons per studio apartment, two persons per one-bedroom apartment, four persons per two-bedroom apartment, and five persons per three-bedroom apartment.
- Application Process.** We evaluate every apartment application in the following manner. You must be at least 18 years of age to submit a rental application and you must answer all questions on the form. All occupants 18 years of age or older must submit an application. We will determine whether, from your responses to the application questions, you qualify for the apartment you are applying for. We will check your credit report, employment, and rental references to confirm that they meet our rental criteria. False information given will result in immediate rejection. If an application is approved and if we later find false information was given the lease will be terminated per the lease agreement. The approval process takes one to five business days.
- Application as a couple or as individuals.** Two people applying for a single apartment may elect to be considered as a couple or as individuals. If you are considered as a couple, your combined income will be used to determine whether you qualify for an apartment. The member of the couple with the highest income will be considered the primary applicant, and the other member will be considered the secondary applicant.
- Rental criteria.** To qualify for an apartment at Barker Apartments, you must meet the following criteria:
  - Income.** Each adult whose income is counted toward the requirements below must have at least two years of employment history with at least 6 months of continuous employment at a single job during the past year. If you are self-employed, retired or income is from alimony or child support then you must provide proof of these sources of income. Proof may include bank statements, income tax returns, etc. If you are self-employed you must provide us with copies of your last two years of income tax returns. Additional proof may be required. We will evaluate your sources of income and reserve the right not to count them if we believe they are temporary and/or unreliable.
    - Single adult.** A single adult occupying an apartment must have income of at least three times the monthly rent.
    - Two adults, not a couple.** Two adults that do not elect to be considered a couple must each have income of at least 1.5 times the monthly rent.
    - Three or more adults.** If three or more adults who are not part of a couple will occupy an apartment, then each adult must have income equal to one time the monthly rent.
    - Couples.** The combined income of a couple occupying an apartment must equal or exceed three times the monthly rent. One person from the couple needs to have an income of at least 2.25 times the monthly rent.
    - Couples sharing with other adults.** If a couple plans to share an apartment with other adults, then the couple must have income of at least 2.25 times the monthly rent, and each additional adult must have income of at least 1.25 times the monthly rent.
  - Rental history.** We will check each applicant's previous addresses for the past two years. Two years of acceptable rental history, at least one of which is with a non-family member must be verified. Unsatisfactory references from landlords and/or lenders from these addresses including but not limited to eviction, lease violations, and late payments will cause us to reject your application. If you have not previously rented or owned a home for at least six months, and you are not part of a couple, or are the primary applicant of a couple, then you must have a satisfactory record of full-time employment for the past three years. If you are not a full-time student and have not rented or owned previously, you may need a guarantor (co-signer). See item (e) below.
  - Credit history.** Each applicant's credit history will be reviewed. If the credit history of any applicant shows any unpaid collections or judgments, we will reject your application. A pattern of late payments may also cause your application to be rejected. Exceptions for extraordinary medical bills or disputed bills may be occasionally made at the discretion of the owners. Bankruptcy in the last two years may cause us to reject your application. If you declared bankruptcy more than two years ago and have had no late payments or other credit problems since then, we will consider your application. Unless you are a secondary applicant in a couple you must have some credit history; credit from one source for at least one year is the minimum that will be considered, however, student loans will be considered as credit only from the time you began making payments.
  - Criminal history.** You must testify that you have not had any criminal convictions. This will include person(s) who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above-mentioned offenses.
  - Guarantors.** If you do not meet one or more of the above criteria, and you are a full-time student, you may be able to qualify for an apartment if you get a third party to guarantee your lease or pay an additional deposit. If you are not a full time student and you do not have rental history or credit history, but still meet the income and employment qualifications, you may be able to get a third party to guarantee your lease or pay an additional deposit. The third party must be a parent or a legal guardian. Exceptions for a different individual other than legal parent or guardians may be made at the discretion of the Owners. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying his or her income to our income standard.
  - College.** Time spent as a full-time college student may substitute for employment history in sections 6a and 6b above. All other criteria including credit history and current income must still be met.

Barker Apartments' rental policies are guidelines, which enable us to accept as prospective residents those individuals who are creditworthy and who testify that they do not have a criminal background. This rental policy does not insure that all individuals residing on or visiting the property conform to these guidelines. This rental policy may have been modified since this form was produced, please ask your leasing consultant for updates.

ALL NEW LEASES ARE FOR SMOKE FREE APARTMENTS ONLY

Applicant Initials: \_\_\_\_\_

Applicant Full Name: \_\_\_\_\_Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Previous Name(s): \_\_\_\_\_SSN #: \_\_\_\_/\_\_\_\_/\_\_\_\_

Email: \_\_\_\_\_Phone: (\_\_\_\_) \_\_\_\_\_

PLEASE GIVE YOUR RESIDENCE HISTORY FOR THE PAST 2 YEARS (Beginning with most current)

CURRENT ADDRESS

City, State, Zip \_\_\_\_\_From: \_\_\_\_/\_\_\_\_/\_\_\_\_To: \_\_\_\_/\_\_\_\_/\_\_\_\_

Own or Rent? \_\_\_\_\_Monthly payment \_\_\_\_\_Name of Landlord \_\_\_\_\_

Landlord's Address \_\_\_\_\_Landlord's phone: (\_\_\_\_) \_\_\_\_\_

City, State, Zip \_\_\_\_\_Reason for moving \_\_\_\_\_

PREVIOUS ADDRESS

City, State, Zip \_\_\_\_\_From: \_\_\_\_/\_\_\_\_/\_\_\_\_To: \_\_\_\_/\_\_\_\_/\_\_\_\_

Own or Rent? \_\_\_\_\_Monthly payment \_\_\_\_\_Name of Landlord \_\_\_\_\_

Landlord's Address \_\_\_\_\_Landlord's phone: (\_\_\_\_) \_\_\_\_\_

City, State, Zip \_\_\_\_\_Reason for moving \_\_\_\_\_

PLEASE GIVE YOUR EMPLOYMENT INFORMATION

Mark Status with X: \_\_\_\_\_Employed full-time \_\_\_\_\_Employed part-time \_\_\_\_\_Student \_\_\_\_\_Unemployed

EMPLOYER \_\_\_\_\_Supervisor \_\_\_\_\_Phone: (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_City, State, Zip \_\_\_\_\_

Position \_\_\_\_\_Starting Date: \_\_\_\_/\_\_\_\_/\_\_\_\_Monthly Income \_\_\_\_\_

PREVIOUS EMPLOYER \_\_\_\_\_Supervisor \_\_\_\_\_Phone: (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_City, State, Zip \_\_\_\_\_

Position \_\_\_\_\_Start/End Date: \_\_\_\_/\_\_\_\_/\_\_\_\_-\_\_\_\_/\_\_\_\_/\_\_\_\_Monthly Income \_\_\_\_\_

Other income source \_\_\_\_\_Total from all sources \$ \_\_\_\_\_

ADDITIONAL INFORMATION

Names and birth dates of others who will occupy apartment

Name: \_\_\_\_\_DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_Name: \_\_\_\_\_DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_Name: \_\_\_\_\_DOB: \_\_\_\_/\_\_\_\_/\_\_\_\_

Emergency contact person \_\_\_\_\_Relationship: \_\_\_\_\_

(Individual not residing in the unit) Phone: (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_Email: \_\_\_\_\_

City, State, Zip \_\_\_\_\_

License plate # and state \_\_\_\_/\_\_\_\_Auto Make \_\_\_\_\_Model \_\_\_\_\_Year \_\_\_\_Color \_\_\_\_\_

Do you own a pet? \_\_\_\_\_no \_\_\_\_\_yesType: \_\_\_\_\_

Age of pet \_\_\_\_\_Weight of pet \_\_\_\_\_Spayed/neutered? \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_no \_\_\_\_\_yes; Have you ever been evicted from tenancy? \_\_\_\_\_no \_\_\_\_\_yes;

Have you refused to pay rent when due? \_\_\_\_\_no \_\_\_\_\_yes; Have you been convicted of a crime? \_\_\_\_\_no \_\_\_\_\_yes;

Have you been convicted of illegal use, manufacture, sale or distribution of a controlled substance? \_\_\_\_\_no \_\_\_\_\_yes;

Are you a current illegal abuser of a controlled substance? \_\_\_\_\_no \_\_\_\_\_yes

Have you ever had issues with bed bugs or other pests? \_\_\_\_\_no \_\_\_\_\_yes Explain: \_\_\_\_\_

Do you smoke? \_\_\_\_\_no \_\_\_\_\_yes

I certify that the information on this rental application is true and correct to the best of my belief and I hereby apply for the apartment indicated herein. I understand that the earnest money deposit of **\$500/\$600/\$750** is not refundable for any reason other than rejection of the application by the management. If the application is not accepted by Barker Apartments within five business days, the earnest money deposit will be refunded. The application fee of **\$40** is not refundable. At the time a written lease is executed the earnest money will be applied to the security deposit payment. The security deposit required may be greater than the amount of the earnest money. The security deposit will be refunded according to the terms of the lease. In connection with this application, a consumer or credit reporting agency may be asked to make an investigative consumer or credit report. I hereby authorize agent/owner to investigate my character, general reputation, credit and financial responsibility and to inquire and check with relevant Governmental agencies and the persons and references named herein and also authorize such credit or consumer reporting agency or bureau to make a credit report in connection therewith.

By signing this application, I agree that I have read the rental policy and understand the qualifications.

SIGNATURE OF APPLICANT \_\_\_\_\_DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

Application fee paid \$ \_\_\_\_\_Earnest money paid \$ \_\_\_\_\_Date Application Received: \_\_\_\_/\_\_\_\_/\_\_\_\_

CK.# \_\_\_\_\_CK.# \_\_\_\_\_

Application Approved / Denied: By: \_\_\_\_\_Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

If paying by check, your check may be processed as an electronic transfer and may not be returned by your bank.  
*Funds may be debited on the same day the payment is received or application approved.*