



APOGEE NEW DAWN

WHERE EXPERIENCE AND PERFORMANCE MEET

APT. NO. _____ APT. TYPE _____
 MONTHLY RENT _____ OCCUPANCY DATE _____
 REFERRED BY _____ PRO-IN \$ _____
 RENT STARTS _____ TERMINATION DATE _____
 DATE OF APPLICATION: _____ (each co-resident must submit separate applications)

-APPLICATION FOR RESIDENCY-

Applicant's Name _____ Date of Birth _____ SS No. _____
 First Middle Last
 Marital Status _____ Driver's License No. _____ State _____
 Spouse's Name _____ Date of Birth _____ SS No. _____
 First Middle Last
 Driver's License No. _____ Phone No. _____ Fax No. _____
 Other Occupants: _____

Name	Age	Relationship	Name	Age	Relationship

RESIDENT HISTORY

Present Address _____
 Street Apt No. City State Zip
 Present Landlord/Resident Manager _____
 Dates To/From Apt. Name/If Home, Mortgage Company & Loan No. Phone No.
 Monthly Payment \$ Reason for Moving _____
 Previous Address _____
 Street Apt No. City State Zip
 Previous Apt. Name of Landlord _____ Address _____ Phone No. _____ How Long? _____
 Monthly Payment \$ Reason for Moving _____
 Have you ever been evicted from any leased premises? _____ If yes, explain _____

EMPLOYMENT

Present Employer _____ Position _____
 Business Address _____ Business Phone No. _____
 Street City State Zip
 Supervisor _____ Employed Since _____ Gross Weekly Salary \$ _____
 Previous Employer _____ Position _____
 Business Address _____ Business Phone No. _____
 Street City State Zip
 Supervisor _____ Employed Since _____ Gross Weekly Salary \$ _____
 Spouse's Employer _____ Position _____
 Business Address _____ Business Phone No. _____
 Street City State Zip
 Supervisor _____ Employed Since _____ Gross Weekly Salary \$ _____

INCOME / NET WORTH

(Total Anticipated Income From Date of Move-In Through the Next 12 Months)

*Annual Salary (Including Fees, Tips, Commission, and Bonuses) \$ _____
 Annual Salary (Spouse) + \$ _____
 **Additional Annual Income (Child Support, Parental Support, Etc.) + \$ _____
 Source _____
 Total Amount of Assets (Stocks, Bonds, Savings Acct., Equity in R.E., Etc.) \$ _____
 Income from Assets + \$ _____
TOTAL ANTICIPATED INCOME = \$ _____

*If self employed you must furnish us with a notarized statement from your CPA or attorney the amount of income you expect to receive.

**You must furnish us with a notarized statement certifying to this income.

BANK

Checking Account No. _____ Bank Name and Branch _____
 Savings Account No. _____ Bank Name and Branch _____

CREDIT



Firm _____ City _____ Acct. No. _____ Mo. Payment \$ _____ Open/Closed _____
 Firm _____ City _____ Acct. No. _____ Mo. Payment \$ _____ Open/Closed _____
 Applicant acknowledges credit is in excellent standing and there are no delinquent balances | Yes | No

VEHICLE

Year & Make _____ Color _____ License No. & State _____ Registered To _____
 Year & Make _____ Color _____ License No. & State _____ Registered To _____
 Give description and tag numbers of any boat, motorcycle, camper, van, etc. you may own _____
 Do you own any pets? _____ If so, how many? _____ Kind _____ Weight _____ Color _____
 Emergency Contact _____
 Name _____ Relationship? _____
 Address _____ Phone No. _____

Applicant has submitted the sum of \$ _____ which is non-refundable for credit check processing charge of the application. Such sum is not a rental payment or security deposit, and will be retained by the owner or its agent to cover the application's processing cost. Applicant hereby represents that all the above statements are true and correct and are made to induce owner and its agents to lease or rent an apartment. Owner and its agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports, and authorized to exercise in its sole discretion as to whether to reject the application and/or to terminate any lease which may be entered into between the parties, pursuant to this application, whether during the term of said lease or any extensions or renewals thereof, if the applicant has made any false or misleading statements or misrepresentations in this application. It is understood and agreed between the parties that in the event this application for said apartment is rejected by the owner or its agents then the said sum so received hereinbelow shall be returned to applicant without interest. It is further understood and agreed that in the event said application is approved and accepted by the owner or its agents, then said amount received below shall be applied to that security deposit and administrative fee so called for in the lease entered into between the parties. It is further understood and agreed between the parties that in the event that said application is approved and accepted by the owner or its agent and applicant refuses to enter into a lease agreement for the period of time as called for in applicant's application, then the sum so received herein shall be retained by the owner or its agents to serve as liquidated damages it will suffer by reason of applicants failing to enter into residency of the above stated apartment, but the acceptance or rejection of applicant shall remain within the sole discretion of owner and its agents. If owner or its agents cannot deliver possession of the premises to the Applicant at the commencement of the term, all deposits/fees less application fee paid to owner shall be refunded to Applicant.

Applicant has delivered the sum of \$ _____ for deposit and application to the security deposit and administrative fee for the above stated unit.
 Applicant's Signature _____ Date _____ Leasing Agent Signature _____ Date _____
 Spouse's Signature _____ Date _____ Property Name _____

-APPLICATION VERIFICATION-

FOR OFFICE USE ONLY:

Verified by _____
 Date Verified _____

RESIDENCE HISTORY

Name of Landlord	Payment History	Rent Amount	Length of Occupancy	Any Complaints	Notice Given?	Deposit Refunded	Apartment Condition	Person Giving Information	By

EMPLOYMENT CHECK

Employer	Date Started	Date Ended	Salary	Satisfaction	Reason for Leaving	Title	Person Giving Information	By

SPOUSE'S EMPLOYMENT

Employer	Date Started	Date Ended	Salary	Satisfaction	Reason for Leaving	Title	Person Giving Information	By

BANK'S REFERENCES

Date Opened	Rating	Range	Person Giving Information	By

CREDIT REFERENCES

Firm Name	Rating	Balance	Person Giving Information	By

CREDIT BUREAU INFORMATION

Date Reported	Date Opened	High Credit	Current Balance	Past Due Amount	Rating	By



THIS PORTION OF APPLICATION IS FOR OFFICE USE ONLY
CALCULATION OF ELIGIBLE INCOME – Only for those residents with assets

(a) Total Anticipated Annual Income (From Front of Form)  \$ _____ (a)

Total Amount of Assets \$ _____
 (b) For Lower Income Applicants when Total Assets are less than \$5000 go to (c).
 If the Assets are greater than \$5000, enter 5.5% of the assets here., then go to (c). + \$ _____ (b)

OR
 (c) Enter amount of income expected during the next 12 months from the assets, and enter here + \$ _____ (c)
 (Lower and eligible applicants)

(d) Take the larger figure of either (b) or (c), and add to the amount shown in (a).
 Then, enter new total here. GRAND TOTAL = \$ _____ (d)

(e) When the Resident first gave us his/her anticipated annual income figure. Did s/he include any of
 her/his "Asset Income"? If so, subtract the amount he already told us about from the Grand Total. - \$ _____ (e)

(f) Enter Revised Grand Total in this space.  = \$ _____ (f)

Completed by: _____


Application Approved: Date _____ Manager Signature _____

Application Disapproved: Date _____ Manager Signature _____

Date Applicant Notified of Approval or Denial: _____

If this application was disapproved, was the applicant given the name and address of the person or the reporting agency that verified the application?

Yes _____ No _____ Date _____ Manager's Signature _____

If this application was disapproved, what was the basis for refusal? 

- Unfavorable credit report Number of Occupants
- Unfavorable report from previous landlord Number or size of pets
- Unfavorable employment references Other (specify) _____
- Incorrect Information submitted on application _____

APPLICANT CONVERSATION LOG: _____





RESIDENT SELECTION CRITERIA

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors must present a current Government issued identification in order to view the community. Acceptable forms of identification are: Valid State Issued Driver's license, valid state issued ID card, valid Military ID card, a valid Passport or a US Immigration and Naturalization Services issued VISA. A copy of all applicants photo IDs, Social Security Cards and Birth Certificates for all minors will be made and retained at time of move-in.

Occupants: Occupancy will be limited to no more than two (2) persons in a one-bedroom apartment, four (4) persons in a two-bedroom apartment or six (6) persons in a three-bedroom apartment. All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

Qualifying Standards

Rental History: Up to 36 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord within seven (7) years of application date or falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants must have a verifiable income source. Acceptable income verification required may include pay stubs consecutive for a 4 week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to 3 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent).

Criminal Background Check: A criminal background check will be run on all Applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person. The applicant(s) may also be decline if they have received adjudication or has been charged with a felony or misdemeanor offense(s) within the past seven (3) years for a crime against a person.. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person. and/or appears on the list of known terrorists and wanted fugitives.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony. Additional criminal acceptance criteria may be used or modified at anytime by The Apogee Companies.

Guarantors: Will be accepted for income qualification purposes only and they must live in the state that the applicant is applying to live. He/she must complete an Application for residency and meet all of the Resident Selection Criteria. A guarantor will be a SIGNER on the Lease Agreement and will also be fully responsible for the Lease Agreement if the occupying resident(s) default

Applicants without Social Security Numbers or Individual Tax ID Numbers: Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US, *all applicants on an I-20 must be registered students*) The lease end date can not extend past the date the Non-US Citizen is approved to be in the US. All other verifications must be met and applicant must pay two (2) month's additional deposit equivalent to two (2) month's "market" rent.

Notification: Applicants will be informed of the status of their application by telephone within 5 business days from submitting the application and the required processing fee. If the applicant is rejected, the applicant will be given an adverse action letter with information to contact First Advantage SafeRent to request copies of the information used to determine eligibility for occupancy. Management cannot be held responsible for inaccuracies contained in any information obtained, and is not allowed to provide details to the applicant regarding said information.

X _____
Applicant Signature

Management Representative Signature

Date: X _____

AC-0103 (11/07)





Rental Scoring & Your Rental Application

Many landlords rely upon "Rental Scores" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion-- as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

First American Registry, Inc.
ATTN: Consumer Relations Department
11140 Rockville Pike, PMB 1200
Rockville, MD 20852
Ph. (888) 333-2413

X

Applicant Signature

Management Representative Signature

Date: X

AC-0105 (06/06)

