

Application For Rental

Property Crossings of Bellevue Address One Club Parkway, Nashville, TN 37221 Unit Type _____

Move-In Date _____ Lease Term _____ Rental Rate _____ Concession _____

Non-Refundable Application Fee _____ Security Deposit _____ Pet Fee _____

Administration Fee _____

Name _____ Social Security # _____
(Last) (First) (MI)

Birthdate _____ Marital Status [] Single [] Married [] Divorced [] Separated

Spouse's Name _____ SSN _____
(Last) (First) (MI)

Birthdate _____ Do you or any occupant who will be named on the lease
need special accommodations? [] Yes [] No

Children/Roomates:

1.	_____	Birthdate _____	SSN _____
2.	_____	Birthdate _____	SSN _____
3.	_____	Birthdate _____	SSN _____

Pet Breed _____ Color _____ Weight _____ lbs.

Approval _____ Manager _____

Present Address: _____
(Street) (Apt. #) (City/State/Zip)

Present Phone () _____

(Present Landlord/Mortgage Company)	(Rent Per Month From/To)	(Phone #)	(Dates
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LIST ALL PREVIOUS ADDRESSES WITHIN THE PAST THREE YEARS:

1. _____
(Street) (Apt. #) (City/State/Zip) (Name & Phone # of Landlord) (Dates From/To)

2. _____
(Street) (Apt. #) (City/State/Zip) (Name & Phone # of Landlord) (Dates From/To)

3. _____
(Street) (Apt. #) (City/State/Zip) (Name & Phone # of Landlord) (Dates From/To)

HAVE YOU EVER BEEN EVICTED (Y/N) _____

If Yes, why? _____

Present Employer: _____
(Company Name) (Address) (Phone #)

(Position Title) (Annual Gross Income) (Supervisors Name) (Dates From/To)

IF PRESENT EMPLOYMENT IS LESS THAN THREE YEARS, LIST PREVIOUS EMPLOYER(S):

(Company Name) (Address) (Phone #) (Dates From/To)

(Company Name) (Address) (Phone #) (Dates From/To)

Spouse's Present Employer:

(Company Name) (Address) (Phone #)

(Position Title) (Annual Gross Income) (Supervisors Name) (Dates From/To)

LIST ACTIVE LOANS & CHARGE ACCOUNTS (INCLUDING CREDIT CARDS, ETC.)

(Account Number) (Company Name) (Address) (City/State/ZIP)

1. _____

2. _____

3. _____

LIST NAME OF BANK/SAVINGS & LOAN ACCOUNTS:

(Account Number) (Checking/Savings) (Company Name) (Address) (City/State/ZIP)

1. _____

2. _____

Emergency Contact

(Name) (Address) (City/State/Zip) (Phone #)

Personal Description

HT. _____ WT. _____ Hair _____ Eyes _____

Spouse Description

HT. _____ WT. _____ Hair _____ Eyes _____

Drivers License:

(#) (State) (Exp. Date)

Spouse Drivers License:

(#) (State) (Exp. Date)

****HAVE YOU EVER BEEN CONVICTED OF A FELONY **(Y/N) _____**

Please Give Explanation:

AUTOMOBILES:

- 1. _____
 (Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)
- 2. _____
 (Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)

DO YOU OWN A MOTORCYCLE, VAN, BOAT, TRAILER OR CAMPER? IF SO, SPECIFY:

- 1. _____
 (Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)
- 2. _____
 (Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)

I certify that the facts set forth in this Application for Rental are true, complete and correct to the best of my knowledge and belief, and are made in good faith. I understand that knowing and willful false statement on this application is grounds for rejections by the rental manager. I hereby consent to allow Somerset Apartment Management through its designated agent and its employees, to obtain and verify my credit information [(including a criminal background search and previous occupancy history)] for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Somerset Apartment Management and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history and occupancy history for account review purposes and for improving application methods. It is understood that the Application is a part of the Lease and Resident hereby affirms that the statements and information contained in the Application are true and correct and that the Resident's authority to the Landlord to obtain credit information through the use of a Credit Reporting Agency, including, but not limited to the obtaining of a Consumer Credit Report on the Resident is a continuing right agreed upon by the Resident including, but not limit to credit verification, skip-tracing, or the collection of any delinquent account which the Resident may maintain with the Landlord.

I agree that the Security Deposit may not be applied as rent and that the full monthly rent will be paid on or before the first day of every month including the last month of occupancy. If this application for rental is accepted, I further agree that the deposit will not be refunded if I decide to not move in. In addition, if I cancel this application within 72 of application date, I understand the application fee and administrative fee are not refundable and will be forfeited. The deposit will be returned to me in the form of check from Somerset Apartment Management and may take up to 6 weeks should I decide to cancel this application within the 72 hour allowable cancellation period.

AGENT		APPLICANT(S)
_____	Date _____	_____
		Date _____
		Date _____

IT IS THE POLICY OF THIS PROPERTY TO RENT TO QUALIFIED PERSONS REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILY STATUS AND IN COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL LAWS.

OCCUPANCY STANDARDS:

The maximum occupancy is:

- | | |
|-------------------------|------------------------------------|
| Efficiency Apartment | No more than two (2) individuals |
| One bedroom Apartment | No more than two (2) individuals |
| Two bedroom Apartment | No more than four (4) individuals |
| Three bedroom Apartment | No more than six (6) individuals |
| Four bedroom Apartment | No more than eight (8) individuals |

Resident Selection Criteria

- 1. Identity Verification.** A government issued photo identification will need to be presented by all applicants and co-signors [who are present at the property].
- 2. Occupancy Background.** Somerset Apartment Management maintains a list of former residents who are excluded from renting at any property managed by us because of a negative previous occupancy history at one of our properties. If your application is rejected because of a negative previous occupancy history at one of our properties, you will be given the name, address and telephone number of the consumer-reporting agency where you can obtain a copy of this information. An applicant rejected for a negative previous occupancy history at one of our properties is encouraged to obtain a copy of the occupancy report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.
- 3. Scoring of your Consumer Credit Report.** Somerset Apartment Management uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill-payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. If you would like information regarding how to improve your credit score, please let us know and we will provide you with more detailed information regarding this process. Based upon your credit score, your application will either be accepted, rejected or accepted on the condition that an additional security deposit be paid. If your application is rejected or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.
- 4. Criminal Background Search (for use with Criminal Recommendation Product).** If your application is accepted or accepted with conditions, we will conduct a criminal background search. It is our policy not to lease to applicants who have been arrested or convicted of certain felonies or misdemeanors. We have a pre-defined selection configuration, which has been provided to our Criminal Search vendor. Prior to final acceptance of any applicant, our Criminal Search vendor will search for criminal background information on each applicant. If a report is found, it will be compared to our pre-selected criteria and a determination regarding whether an applicant meets our criteria will be made. If your application is rejected based upon our pre-selected criteria, you will be given the name, address and telephone number of the consumer reporting agencies, which provided your criminal information to us. An applicant rejected for an unsatisfactory criminal background is encouraged to obtain a copy of the criminal report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.