

Ethan Pointe

Rental Application & Security Deposit Criteria

Thank you for your interest in Ethan Pointe. In order to reside in our community, we require each adult occupant to meet certain rental criteria.

1. **INCOME** - Each applicant must have verifiable monthly income of at least 3 times the market rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, statements from accountants and tax returns.
2. **RENTAL HISTORY** - Each applicant must have a satisfactory rental history. Satisfactory history is defined as no more than 2 late payments or returned checks, the resident gave adequate notice to vacate and there are no outstanding obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant.
3. **CREDIT HISTORY** - All applicants will have their credit history checked through a credit information service. In the case of roommates, approval and security deposit amounts will be determined by averaging the beacon scores.
4. **SECURITY DEPOSIT** - The amount of security deposit due will be determined by the beacon scores included with the credit history. In roommate situations, to determine the security deposit required, beacon scores will be averaged. Cosigners beacon scores will not be considered. The guidelines are as follows:

700 & Above	None
650-699	\$200
625-649	\$300
600-624	\$400

The maximum security deposit will be required if no beacon score is available. The security deposit is due at the time of approval of application.

5. **PETS** - Pets are accepted and must be at least 1 year in age and will not exceed **50 lbs.** No exotic pets are allowed and no more than 2 pets per apartment. We do not allow Pit bulls and Rottweiler breeds. All pet fees and deposits are due prior to move in. The pet deposit is \$150 per pet and the pet fee is \$150 per pet. There is an additional pet rent per pet due monthly.
6. **APPLICATION FEE** - The move in fee is \$50 which includes 1 application fee of \$30. Additional applications submitted will be charged an additional \$30 application fee. If you are denied based on the rental criteria you will be refunded your move in fee less the application fee. However, if your income verification is not into the office within 72 hours, you forfeit your move-in fees whether you are approved or denied.
7. **CANCELLATION OF APPLICATION**- If an applicant cancels an application for move in within 72 hours of submitting an application, the security deposit and application fees (Less \$30 per applicant) will be refunded. After 72 hours the application fee and deposit will not be returned.
8. **CO-SIGNERS** - Co-signers are allowed for income requirements only. Co-signers must meet all rental criteria to be accepted. Co-signers are not accepted for credit worthiness.

I have read and understand the qualification criteria that will be used to review my Rental Application. I further understand that should my application be denied my security deposit and move in fee will be refunded to me less all application fees paid. This criterion is subject to change without notice.

Applicant's Signature

Date

Applicant's Signature

Date

ETHAN P. INTE

Application For Residency

Applicant's Name _____ **Date of Birth** _____ **SS#** _____
First Middle Last

Marital Status _____ **Driver's License No.** _____ **State** _____

Spouse's Name _____ **Date of Birth** _____ **SS#** _____
First Middle Last

Marital Status _____ **Driver's License No.** _____ **State** _____

Other Occupants:

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship
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Present Address _____
Street City State Zip

Dates: From _____ To _____ Monthly Payment _____ Present Phone No: _____

Present Apartment Co or Mortgage Co. _____ Phone No: _____

Reason for Moving _____ Reason for Leasing here _____

Previous Address _____
Street City State Zip

Previous Apartment Co _____ Address _____

Phone No. _____ Dates: From _____ To _____ Monthly Payment _____

Have you ever been evicted from any leased premises? YES / NO

Present Employer _____ **Position:** _____

Address _____ **Business Phone:** _____

Supervisor _____ **Employer From** _____ **to** _____

Annual Income \$ _____

Previous Employer _____ **Position:** _____

Address _____ **Business Phone:** _____

Vehicle Year, Make & Model _____ **Color** _____ **State/ Tag #** _____

Vehicle Year, Make & Model _____ **Color** _____ **State/ Tag #** _____

Do you own any Pets? YES / NO **Breed** _____ **Weight** _____ **Age** _____

Breed _____ **Weight** _____ **Age** _____

Emergency Contact:

Name _____ **Relationship** _____

Address _____ **Phone No:** _____

I certify that the information provided on this application to be true and correct. I authorize inquires to be made by all available means to verify the statements above. This would include, but not be limited to, consumer reporting agencies, public records, criminal background check, current and previous rental references, employers and personal references.

Applicant has submitted an application fee to Ethan Pointe, which is a non-refundable payment for a credit check and processing charge of this application.

Applicant's Signature _____

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