

# 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 credit scores.
4. **SECURITY DEPOSIT** - The amount of security deposit due will be determined by the credit scores included with the credit history. In roommate situations, to determine the security deposit required, credit scores will be averaged. Cosigner's credit scores will not be considered. The guidelines are as follows:

|             |       |
|-------------|-------|
| 700 & Above | \$100 |
| 650-699     | \$200 |
| 625-649     | \$300 |
| 600-624     | \$400 |

The maximum security deposit will be required if no credit 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 and the pet fee is \$150 for up to 2 pets. There is an additional pet rent per pet due monthly.
6. **APPLICATION FEE** - The move in fee is \$175.00 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.

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Applicant's Signature

Date

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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 |
|------|---------------|--------------|------|---------------|--------------|
|------|---------------|--------------|------|---------------|--------------|

**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 \_\_\_\_\_

Applicant's Signature \_\_\_\_\_