

RENTAL APPLICATION



I hereby make application to rent _____ Apt. # _____ to be used as a dwelling unit and for no other purpose for the monthly rate of \$ _____ on _____ for a term of _____ months.

Name _____ Date of Birth _____
First MI Last

Social Security # _____ Driver's License # and State _____ / _____

Phone _____ E-mail _____

Current Address _____
City State Zip

Landlord/Lender _____ Rent/Mortgage \$ _____ Phone _____

Length of Time _____ Reason For Moving _____

COMPLETE ONLY IF YOU'VE LIVED AT CURRENT ADDRESS FOR LESS THAN TWO YEARS

Previous Address _____
City State Zip

Landlord/Lender _____ Rent/Mortgage \$ _____ Phone _____

Length of Time _____ Reason for Moving _____

Current Employer _____ Address _____

Position _____ Phone Number _____ Monthly Gross Income \$ _____

Start Date _____ Supervisor _____ Other Income: Source _____ \$ _____ /month

ADDITIONAL DOCUMENTS REQUIRED FOR PROCESSING: PROOF OF INCOME (SEE PAGE 4 – APPROVAL CRITERIA) – PLEASE SUBMIT WITH APPLICATION

List the names of all persons who will occupy these premises (Include Name, Age, & Relationship)

Vehicle: Make _____ Model _____ Color _____ Year _____ Plate # _____

In Case of Emergency, please notify:

Relationship _____ Phone _____

Do you Have Pets? Yes No If yes, Type _____ Weight _____ Front Declawed (Cats) Yes No

Have you ever had Bed Bugs? Yes No If yes, when _____

Are you a Registered Sex Offender? Yes No

Have you ever been convicted of a violent crime? Yes No (If yes, briefly explain) _____

Were you referred by a current resident? Yes No If yes, name _____

I hereby state and represent that the information in this application is complete and accurate and authorize Argosy Properties LLC, Cherrywood Properties LLC, Stony Ridge Properties LLC, and/or Sutter Place Apartments to conduct an investigation into the statements made on this application. Such an investigation will include a credit report, criminal history, rental references and employment verification. The information stated above will be verified by a nation-wide consumer reporting agency, Tenant Data Services, Inc. (1-800-228-1837), as well as previous landlords (if applicable) and current employers. Additionally, by signing this application, I consent to Landlord providing to Tenant Data Services, Inc. information regarding my application and, if a lease is entered into, my rental record upon move out. I understand that in the event a lease is entered into it may be cancelled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. This application does not obligate Property to execute a lease or deliver possession of the proposed premises. I understand and agree that by signing this application I authorize management to remove this rental unit from the rental market. If I should cancel this application after 3 days from the date of application, the ENTIRE deposit will be retained as termination charges.

Please review the approval criteria on page 4 before submitting your application, as the application fee is non-refundable. All required information/documents must be submitted within three days (including cosigner application if applicable) or we reserve the right to put the unit back on the market.

I UNDERSTAND AN APPLICATION FEE OF \$25.00 (PER APPLICANT) AND THE SECURITY DEPOSIT MUST BE PAID BEFORE APPLICATION WILL BE PROCESSED. PLEASE PROVIDE SEPARATE CHECKS FOR APPLICATION FEES AND SECURITY DEPOSITS.

Signature

Date

Thank you!

OFFICE USE ONLY

RECEIVED BY: _____ DATE: _____ MOVE-IN DATE: _____ LEASE TERM: 6 9 12

APP FEE: M.O./C.C. # _____ SEC DEP: M.O./C.C. # _____

VERIFICATIONS RECEIVED: INCOME YES NO N/A RENTAL YES NO N/A

APPROVED: YES AWC NO REASON _____ ADVERSE ACTION FORM: MAILED: _____

PRE-APP: YES NO EXPIRATION DATE: _____

NOTES: _____

REQUEST FOR RESIDENCY VERIFICATION AND REFERENCE

The following person(s) named below have made an application for apartment rental with us. You are listed as having rented to the applicant. Your prompt response is sincerely appreciated. Please return via the e-mail address or fax number below. Thank you!

Argosy & Cherrywood Apartments
Ph: 402-464-9383
Fax: 402-464-9384
argosy@liveironoaks.com
Cherrywood@liveironoaks.com

Sutter Place Apartments
Ph: 402-483-2068
Fax: 402-483-7346
sutter@liveironoaks.com

Stony Ridge Apartments
Ph: 402-436-3449
Fax: 402-436-3437
stonridge@liveironoaks.com

I/We _____ give permission to Argosy Properties LLC, Cherrywood Properties LLC, Stony Ridge Properties LLC and/or Sutter Place Apartments to obtain any information regarding my/our rental history from my/our current and past landlords.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Name(s): _____

Listed Address: _____

Dates of Occupancy: _____ Was the lease term fulfilled? Yes No

Was Notice Given? Yes No

If notice given by Landlord, please briefly explain: _____

Rent:	
Monthly Amount: \$ _____	
Paid:	
<input type="checkbox"/>	On Time
<input type="checkbox"/>	Occasionally Late
<input type="checkbox"/>	Often Late
NSF checks? Yes No	
If yes, how many? _____	
Outstanding Balance Due?	
\$ _____	

Security Deposit:	
Amount: \$ _____	Refunded? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
If not fully refunded, why? _____	

Any noise or other complaints? _____

Would you rent to this person again? Yes No

Are you related to this person? Yes No

Signature _____

Title _____ Date _____

RENTAL APPROVAL CRITERIA



Thank you for considering renting with Argosy, Cherrywood, Stony Ridge, or Sutter Place Apartments. All individuals 18 years of age and older who will be living in the unit must complete and submit an application. Applications for residency will be evaluated using the following criteria:

RENTAL HISTORY

- You must have at least six months of verifiable good rental or home ownership history from an unbiased source within the last 2 years, or
- You must provide a copy of your I-94, I-20, F-1 or J-1 if you are from a different country.
- If you do not have sufficient rental or home ownership history, you may be given the option to find a qualified cosigner or to pay last month's rent (in addition to first month's rent) at or prior to move in.
- If you have been evicted (or eviction proceedings were commenced) or had your lease terminated by your Landlord for lease violations in the last 2 years or have an outstanding balance due from any previous rental, regardless of how long ago, you will be denied approval.

CREDIT HISTORY

- You must have a satisfactory credit history, which we will determine by your Transunion Credit Report provided to us via Tenant Data Services. Inc. or
- You must provide a copy of your I-94, I-20, F-1, or J-1 if you are from a different country.
- If you have an unsatisfactory credit report (e.g. low credit score, outstanding collections or judgments, charge-offs, bankruptcies, etc....) you may be given the option to find a qualified cosigner or to pay last month's rent (in addition to first month's rent) at or prior to move in. An unsatisfactory credit history may result in a denied application.

INCOME REQUIREMENTS

- Efficiency and 1 Bedroom Units
 - The combined monthly income of all applicants must be equal to or exceed two and half (2.5) times the rent.
- 2 and 3 Bedroom Units
 - The combined monthly income of all applicants must be equal to or exceed two (2) times the rent.
- You will be required to provide proof of such (via a copy of your paystubs (30 days' worth), student loan award letter, social security or disability statement, estimated Section 8 assistance payment, etc.);
- Or provide proof of at least 2-2.5 times* the rent times the lease term in an account (e.g. savings, money market, mutual funds, etc.). *Rate dependent upon size of unit applied for (see above).
- If you do not meet the income requirements you may be given the option to find qualified cosigner or to pay last month's rent (in addition to first month's rent) at or prior to move in.

CRIMINAL OFFENSE

- Any criminal history may result in a denial. Any conviction of a violent crime or one that requires sex offender registration will be denied approval.

COSIGNER QUALIFICATIONS

- Must be over the age of 18 and cannot reside in the same unit with whom you will be cosigning for.
- Must be a resident of Nebraska
- Must have at least six months of verifiable good rental or home ownership history from an unbiased source within the last year.
- Must have a satisfactory credit history, which we will determine by your Transunion Credit Report provided to us via Tenant Data Services. Inc.
- Income must meet or exceed 3-3.5 times* the applicant's share of the rent; or provide proof of at least 3-3.5 times* the applicant's share of the rent times the lease term in a bank account (e.g. savings, money market, mutual funds, etc.).
*Rate dependent upon size of unit applied for: Efficiency & 1 Bedroom = 3.5 times, 2 & 3 Bedroom = 3 times.