



RENTAL CRITERIA

Credit and Background History: We check your credit and background to verify a satisfactory history, also to verify that there are not any open bankruptcies or unpaid rental judgments or evictions, in order to be approved. The application fee of \$45 per adult is for this purpose. Applicant will be denied if there has been an eviction, a bankruptcy, a foreclosure, or has been convicted of a felony.

Rental History: We require satisfactory rental history. We contact your previous residencies to see the number of times you were late, how you maintained the property and the overall condition of the property. Applicant will be denied if another rental agency is owed a debt.

Employment History: We must be able to verify that you have a gross monthly income of at least 3 times the monthly rent. Married couples and related residents over 18 may combine incomes. You must provide proof of income through copies of pay-stubs and/or tax returns.

Pets: The pet policy varies from property to property. There is a refundable pet deposit of \$150 per pet and a pet rent of \$25 per month. Chows, Rotweiller, German Shepherds, Doberman Pinchers and Pit Bulls will not be allowed. Any assistive animal will be accepted.

Security Deposits: The typical security deposit is equal to one months rent. The security deposit is 100% refundable to you as long as no damages occur to the property and it is in the same condition it was rented with no additional cleaning needed. In addition there is a \$25 per room non refundable cleaning fee for carpet cleaning. The security deposit may be more depending on your ability to qualify for the property.

Renters Insurance: We require that the tenant obtain renters liability insurance and it is recommended that tenant also obtain personal property insurance.

To apply:

1. Fill out application, any missing information may result in delays.
2. Submit \$45(non-refundable) per adult application fee(cash, cashiers check, money order)
3. Submit copies of pay stubs showing sufficient income to qualify
4. Copy of Drivers license for all applicants

Fair Housing Policy

It is unlawful and a violation of company policy to discriminate against any person based on race, color, religion, sex, national origin, handicap, or familial status. Acacia Partners always treats all persons in the same professional manor. If you have any questions or comments regarding fair housing please contact our office.

APPLICATION TO RENT

APPLICANT (Last Name, First Name, Middle Initial)				Daytime Phone	Fax #
Social Security Number — —	Date Of Birth / /	Drivers License #	State	Expiration Date / /	
Home Phone	Cell Phone	Pager Number	E-Mail Address		
SPOUSE (Last Name, First Name, Middle initial)				Daytime Phone	Fax #
Social Security Number — —	Date Of Birth / /	Drivers License #	State	Expiration Date / /	
Home Phone	Cell Phone	Pager Number	E-Mail Address		
NAMES OF ADDITIONAL OCCUPANTS				Relationship	Age
PET 1: Type _____ Weight _____ License # _____			PET 2: Type _____ Weight _____ License # _____		
CURRENT RESIDENCE:					Paid on Time? Y N
_____ (Street Address) _____ (City) _____ (State) _____ (ZIP)					Proper Notice? Y N
Name of Complex. _____ Contact _____ Phone _____					Lease Violation? Y N
From ____/____/____ To ____/____/____ Monthly Payments _____					Re-rent? Y N
APPROVED: Y N					
PREVIOUS RESIDENCE:					Paid on Time? Y N
_____ (Street Address) _____ (City) _____ (State) _____ (ZIP)					Proper Notice? Y N
Name of Complex _____ Contact _____ Phone _____					Lease Violation? Y N
From ____/____/____ To ____/____/____ Monthly Payments _____					Re-rent? Y N
APPROVED: Y N					
CURRENT EMPLOYER:					Employed? Y N
_____ (Name) _____ (Contact)					
Address _____ Phone _____					
From ____/____/____ To ____/____/____ Gross Monthly Income _____					APPROVED: Y N
SPOUSE'S EMPLOYER:					Employed? Y N
_____ (Name) _____ (Contact)					
Address _____ Phone _____					
From ____/____/____ To ____/____/____ Gross Monthly Income _____					APPROVED: Y N
PREVIOUS EMPLOYER:					Employed? Y N
_____ (Name) _____ (Contact)					
Address _____ Phone _____					
From ____/____/____ To ____/____/____ Gross Monthly Income _____					APPROVED: Y N

BANKING INFORMATION

Checking Account # _____ Bank _____ Branch _____

Savings Account # _____ Bank _____ Branch _____

Credit Cards:

Account # _____ Type _____ Balance _____

Account # _____ Type _____ Balance _____

VEHICLES

Year _____ Make _____ Model _____ Color _____ License Plate #/State _____ / _____

Year _____ Make _____ Model _____ Color _____ License Plate #/State _____ / _____

EMERGENCY CONTACT

Name _____ Relationship _____

Address _____ Phone _____
(Street) (City) (State) (ZIP)**GENERAL INFORMATION**

Property you are interested in? _____ Move in Date requested? _____

Have you ever applied and been denied by any Acacia Partners' properties? _____ If yes, explain: _____

Have you ever been evicted? _____ Have you ever paid your rent late? _____ If yes, explain: _____

Have you ever been convicted of a crime? _____ If yes, explain: _____

Have you ever filed for bankruptcy? _____ Has it been discharged? _____ Please explain: _____

Do you or any of your occupants currently use or sell illegal drugs? _____

Do you have any water-filled furniture? _____ Do you have or plan to have any pets? _____ House broken? _____

Why are you leaving your current residence? _____

How did you hear about this property? If internet, be specific: _____ Have you ever lived here before? _____

Why did you decide to rent here? _____ If accepted, how long do you plan to live here? _____

Do you know any of our current residents? _____ If, yes, who? _____

Please use the space below to explain any of the above answers:

BASIC REQUIREMENTS OF QUALIFICATION

- ◆ Good to fair credit ◆ NO EVICTIONS ◆ Good to fair rental/residential history ◆ No bankruptcy unless discharged
- ◆ Combined monthly household income greater than or equal to 3 times the monthly rent
- ◆ A copy of your picture ID and Social Security card must be submitted with this application.

I/We the undersigned applicant(s) authorize Landlord or his/her/their agent, Acacia Partners, to order and review my/our credit and criminal history and investigate the accuracy of the information contained in the application. I/We further authorize all banks, employers, creditors, credit card companies, references, and any other persons to provide to landlord any and all information concerning my/our credit. I understand that management and management's employees are agents and representatives of the property owners. Applicant certifies that all of the above statements are true and complete. Applicant acknowledges that false information contained herein constitutes grounds for denial of this application. Applicant acknowledges that management reserves the right to verify application information after move in, and will immediately terminate the lease if false or misleading information is contained in the application. This application is preliminary only, and does not obligate the owner or owner's representatives to execute a lease or deliver possession of the proposed premises.

Applicant 1 _____ Date _____ Applicant 2 _____ Date _____

Lease Application Paid Y / N (\$45 per adult over 18 yrs.)

Leasing Agent _____ Date _____ Lease processed by _____ Date _____

Manager _____ Date _____

REFERENCES

3 minimum please

REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	
REFERENCE (Last Name, First Name, Middle Initial)			Relationship		Known Yrs Mos	
Address		City, State		Zip Code	E-Mail Address	
Daytime Phone	Home Phone		Cell Phone		Pager	