

**University Park
Townhomes Application
For Tenancy**

FIFTY DOLLAR (\$50.00) NONREFUNDABLE APPLICATION FEE

**SECURITY DEPOSIT AND 1ST MONTHS RENT MUST BE PAID BY
CASHIERS CHECK OR MONEY ORDER**

Application is hereby made to lease the premises at _____ Unit# _____

Beginning on the _____ day of _____, _____ Number to occupy unit _____

APPLICATION INFORMATION

(Each adult on the lease, other than spouse, must complete a separate application)

APPLICANT

Name _____

LAST

FIRST

MIDDLE

Social# _____ Date of birth _____

Address _____

STREET

CITY

STATE _____ ZIP _____ PHONE _____

Email _____

Current Landlord & Phone # _____

How Long at Above Address _____ Monthly Rent _____

Address _____

STREET

CITY

STATE _____ ZIP _____ PHONE _____

Current Landlord & Phone # _____

How Long at Above Address _____ Monthly Rent _____

Spouse

Name _____

LAST

FIRST

MIDDLE

Social# _____ Date of birth _____

Address _____

STREET

CITY

STATE _____ ZIP _____ PHONE _____

Email _____

Current Landlord & Phone # _____

How Long at Above Address _____ Monthly Rent _____

Address _____

STREET

CITY

STATE _____ ZIP _____ PHONE _____

Current Landlord & Phone # _____

How Long at Above Address _____ Monthly Rent _____

**EMPLOYMENT INFORMATION
APPLICANT**

Employer _____
Address _____
Occupation _____ How Long Employed _____
Supervisor & Phone # _____
Salary _____ Additional Income _____
Previous Employer _____
Address _____
Occupation _____ How Long Employed _____
Supervisor & Phone # _____

**EMPLOYMENT INFORMATION
SPOUSE**

Employer _____
Address _____
Occupation _____ How Long Employed _____
Supervisor & Phone # _____
Salary _____ Additional Income _____
Previous Employer _____
Address _____
Occupation _____ How Long Employed _____
Supervisor & Phone # _____

IF MILITARY, COMPLETE THE FOLLOWING: SPOUSE:

Duty Station: _____	Duty Station: _____
Rank/Rate: _____ End Current Enlist _____	Rank/Rate: _____ End Current Enlist _____
Commanding Officer _____	Commanding Office _____
Phone: _____	Phone: _____
Home of Record _____	Home of Record _____

*Applicant need not disclose alimony, child support or separate maintenance income or its Source, unless applicant wishes it to be considered for the purpose of the Application of Tenancy.

OTHER OCCUPANTS

(Please list full names of all other occupants)

1. _____ Relationship _____ Date of birth _____
2. _____ Relationship _____ Date of birth _____
3. _____ Relationship _____ Date of birth _____
4. _____ Relationship _____ Date of birth _____

REFERENCES

1. _____
NAME PHONE # RELATIONSHIP
2. _____
NAME PHONE # RELATIONSHIP

BANKING & CREDIT REFERENCES

CHECKING ACCOUNT

Bank # 1 _____ Account# _____
Bank # 2 _____ Account# _____

SAVINGS ACCOUNT

Bank # 1 _____ Account# _____
Bank # 2 _____ Account# _____

CREDIT REFERENCES

1. _____ Account # _____
2. _____ Account # _____

OTHER INFORMATION

1st Vehicle (year, make & model) _____ License# _____ State _____
2nd Vehicle (year, make & model) _____ License# _____ State _____
Driver's License # _____ Year Expires _____ State _____
Do you have any pets? _____ How many? _____ Type and Weight _____
Have you ever filed bankruptcy? _____ Discharge date _____
Had a judgement or collection? _____ Been Evicted? _____
Have you ever been late or delinquent on rent? _____ Do you smoke? _____
Have you ever been party to a lawsuit? _____ Have you ever been convicted of a felony? _____
If **Yes** to any above please explain why: _____

Why are you moving from your current address? _____

Is there anything on your credit report or background check you want to comment on?

Rental application fee \$ _____

Additional questions: _____

Agreement & Authorization

By signing this application, I verify that the statements in this application are true and correct. I authorize the use of the information and contacts provided to complete a credit, reference, and or background check. I understand that false or lack of information may result in the rejections of this application.

Signature of applicant

Date

Spouse signature

Date



INSURANCE DISCLOSURE

THE Owner of the unit you are applying for carries insurance on the building only. Neither the Agent nor the Owner of the property is responsible for damage to your personal property. Owner and Agent recommend to Lessee/Tenant that they obtain Renters Insurance to protect their personal property and liability as an occupant of the premises and provide a certification of insurance to the Owner/Agent. The prospect Lessee/Tenant acknowledges this recommendation and _____ will or _____ will not obtain Renters Insurance. If Renters Insurance is obtained for this property, please update this application by providing below the name of company, agent, and agent phone and policy #.

Lead Based Paint Warning Statement: The United States Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) have determined that properties built prior to 1978 may contain lead-based paint which can cause serious health problems. The property was not built prior to 1978.

Lessee hereby acknowledges that Lessor, or and Licensed Broker or Salesperson employed by or affiliated with Lessor, and any Manager employed by Lessor, are Agents of the Owner of the property. Lessee further acknowledges that Lessor as required by applicable North Carolina Law has made full disclosure of the Agency relationship. Owners of the property for lease are a Licensed North Carolina Real Estate Broker.

All questions must be answered in full. If any Applicant withholds or gives false information, the Owner may terminate this Application and the lease agreement. In the event the Lessee fails to enter into and occupy the premises at the time set forth in effective lease, the Lessor shall retain sums equal to the expenses and damages incurred and furnish lessee with an itemized list of same.

Applicant(s) have read the information contained in this application and certify that the information is true and accurate to the best of the Applicant(s) knowledge.

Signature of applicant

Date

Signature of spouse

Date



LEASE ADDENDUM FOR CRIMINAL ACTIVITY

1. The Tenant, any member of the Tenant's household, or a guest or other persons under the Tenant's control shall not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug-related criminal activity.
2. The Tenant, or any member of the Tenant's household, shall not permit the dwelling to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug related criminal activity.
3. "Violent criminal activity" means any felonious criminal activity that has as one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.
4. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute or use, a controlled substance (as defined in Section 102 of the Controlled Substances Act {(21 U.S.C. 802})
5. One or more violations of Section 1 or Section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violations is grounds for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.
7. In case of any conflict between the provisions of this Lease Addendum and any other provisions of this Lease, the provisions of this Lease Addendum shall govern.
8. This Lease Addendum is incorporated into the Lease between the Landlord and the Tenant, dated_____.

Tenant

Landlord By