

The Hamlet at Slingerlands**Rental Application**

Office Use Only	Date Received: Move in Date:	Unit #: Notes:	Monthly Rent:
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APPLICANT INFORMATION

Full Name:		Social Security #:	Date of Birth:
Current Street Address:			
Telephone #:	Cell #:	E-mail Address:	
Do you have a pet?	Kind/Breed:	Weight:	Age:

ADDITIONAL OCCUPANTS (If 18 yrs of age or older must fill out additional application)

Name:	Date of Birth:
Name:	Date of Birth:
Name:	Date of Birth:

LANDLORD HISTORY

Current Landlords Name:	Phone #:	Monthly Rent:
# of Months # of Years at Current Address	Reason for Leaving:	
Previous Address:		
Previous Landlords Name:	Phone #:	Monthly Rent:
# of Months # of Years at Previous Address	Reason for Leaving:	

EMPLOYMENT HISTORY

Current Employer:	Job Title/Position:	Date of Employment:
Address:	Annual Salary:	Monthly Salary:
Supervisor Name and Telephone #:		
Previous Employer:	Job Title/Position:	Dates of Employment:
Address:	Annual Salary:	Monthly Salary:
Supervisor Name and Telephone #:		
Additional Income:		

VEHICLE INFORMATION

Model/Make:	Year:	Color:	State:	License Plate #:
Model/Make:	Year:	Color:	State:	License Plate #:
Driver's License #:	State:		Exp. Date:	

Emergency Contact

Name:	Relationship:	Phone#:
Address:		

I certify that the information set forth here is complete and correct.	
Sign:	Date:

All applicants will be required to pay a \$50 non-refundable application fee prior to processing. All applicants for residency will be processed through a credit-reporting agency. All responsible parties 18 years of age or older must complete and sign an application. Unauthorized occupants are strictly forbidden.

In reviewing the application, all or part of the following areas will be taken into consideration.

1. **CREDIT.** All credit status for the last two years will be checked through the appropriate Credit Bureau. The credit history must be free of any outstanding debt to previous landlords and creditors. An additional deposit equal to one month's market rent may be required for negative credit.
2. **RENTAL HISTORY.** The last 2 years rental history is required. All appropriate phone numbers and addresses, where this information may be VERIFIED, must appear on the application. All rental history must be free of rental housing evictions, skips and all delinquencies.
3. **EMPLOYMENT INCOME.** Applicant's local employment must be verified, including salary amount. Monthly rent cannot exceed a certain percentage of the gross monthly income.
4. **CHECK WRITING HISTORY.** Check writing history must be acceptable.
5. **CRIMINAL HISTORY.** The criminal records of all household members over the age of 18 will be checked and reviewed for felony and misdemeanor offenses. The information gathered as the result of this check will affect the approval of the application. This community is committed to **DRUG-FREE HOUSING**. The lease agreement prohibits criminal activity, including drug related criminal activity, in or near the community.

GROUND FOR DENIAL:

Applicants will be denied if they do not meet the community owner's screening criteria. Applicants may be denied for reasons including, but not limited to:

1. Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive and/or alcohol abuse;
2. Inability to provide documentation from U.S. Immigration to verifying legal entry in the United States and legal residency in the United States for the length of the lease term;
3. History of allowing unauthorized occupant(s) to reside in your previous residence as evidenced by previous landlord's verification(s);
4. Lack of six (6) months of verifiable continual rental history;
5. Poor housekeeping as evidenced by previous landlord's verification(s);
6. History of drug or alcohol abuse as evidenced by previous landlord's verification(s) and no current rehabilitative services;
7. History of paying rent late or poor rental background as evidenced by previous landlord's verification(s) and/or credit report;
8. Unacceptable check writing history;
9. Poor credit report;
10. Refusal to occupy proper unit size in accordance with property unit size standards;
11. History of property damage as evidenced by previous landlord's verification(s) and/or credit report;
12. History of lease violations as evidenced by previous landlord's verifications;
13. History of violence and interference with management's duties and responsibilities as evidenced by previous landlord's verification(s), government or social agency verification(s), police reports, and/or criminal background check.

We comply with all Fair Housing standards. Applicants will not be denied on the basis of race, color, religion, national origin, sex, handicap or familial status.

Applicant Signature

Date

