

To help us complete your application in a timely manner, we ask that you fill out the application as completely as possible. There should be no lines left blank. If a line does not apply, please fill it in with "none".

RENTAL APPLICATION: All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. Any omissions or falsifications may result in rejection of an application or termination of a lease.

APPLICATION FEE: A non-refundable application fee is required per application. This should be in certified funds, separate from other fees.

We may also require a non-refundable deposit to be collected to hold a property off the market. In the event the application is cancelled within 48 hours, this deposit shall be refunded in full. If application is not cancelled within 48 hours and move-in does not occur, the applicant shall forfeit this deposit. This deposit should be in certified funds, separate from other fees.

OCCUPANCY STANDARD: TWO PERSON_MAXIMUM OCCUPANCY PER BEDROOM. (Unless otherwise dictated by state or federal law)

AVAILABILITY POLICY: Apartments become available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENT: Lease holder(s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application (even if living with parent or guardian).

INCOME REQUIREMENT: Applicants must have a combined gross income of at least three times the monthly rent. All sources of other income must be verifiable if needed to qualify for a rental unit.

EMPLOYMENT VERIFICATION: Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, other sources of other income must be verifiable if needed to qualify for a rental unit.

SELF-EMPLOYMENT: Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.

RENTAL HISTORY: Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.

CREDIT REQUIREMENTS: A credit report will be processed on each applicant. Based on your credit score, your application will be approved, declined, or approved on the condition that an additional security deposit be paid in advance by cashier check equal to one- or two-month's rent or an approved Guarantor. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, it is required that this letter is sent to these applicants.



ANIMALS: All Peak Living communities abide by Breed Restrictions, including Akitas, Alaskan Malamutes, Bull Mastiff, Bull Terrier, Chow-Chow, Dalmatian, Doberman, German Shepherd, Pit Bull (American Pit Bull Terrier, American Staffordshire Terrier, American Staffordshire Bull Terrier), Rottweiler, Shar Pei, Siberian Husky breeds and Wolf Hybrids, or any other breed mixed with these breeds.

CRIMINAL HISTORY: Although all applicants will be asked to disclose any prior arrests, convictions or pending criminal actions of all anticipated occupants, this information will not be reviewed until after the applicant has had credit and references checked and approved. A criminal background check will be conducted. Failure to disclose criminal information as requested is grounds for denial. Arrests will not, in themselves, be grounds for denial but may be factors used along with other criteria. Pending criminal actions may be grounds for denial but will be reviewed on a case by case basis. Persons who are listed on any sex offender list will not be considered. Persons who have a criminal conviction relating to manufacture or distribution of controlled substances will generally be denied. *In review of criminal history, management will consider the nature and severity of the crime, along with how much time has passed since the criminal activity and/or the release from any imprisonment, parole, or probation.* It is unlikely that the following persons will be accepted: persons convicted of other drug related offenses who have not provided evidence of completed drug rehabilitation; persons who have convictions relating to serious crimes involving violence, gang activity, arson, and injury to persons. Also, persons who have been recently released from prison, parole, or probation may be required to provide additional information and references. Applicants may provide mitigating information. Applicants denied due to criminal history may appeal that decision by providing such appeal in writing along with any information that applicant desires to provide.

If you need to call us back with more information, please do so within a 72-hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until Management approves the application.

Our company policy is to report all non-compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

_____/_____
Applicant / Date

_____/_____
Peak Living Representative / Date

