

CEDAR BROOKE RENTAL APPLICATION

Please complete the requested information on this form.

Non-Refundable application credit check fee \$35.00 Paid _____

Name: _____ Social Security No. _____

Date of Birth: _____

Spouse: _____ Spouse's Social Security No. _____

Date of Birth: _____

Other(s) _____ Relationship _____ Date of Birth _____

_____ Relationship _____ Date of Birth _____

Do you have a pet? _____

PREVIOUS RESIDENCES

Address: _____ City _____ State _____ Zip _____

For How Long? _____ Telephone _____

Present landlord or mortgage holder _____ Telephone _____

Amount of rent (mortgage payment) \$ _____ Reason for moving _____

Previous Address _____ For how long? _____ Telephone _____

Landlord or mortgage holder _____ Telephone _____

Amount of rent (mortgage payment) \$ _____ Reason for moving _____

EMPLOYMENT HISTORY

Applicant's employer _____ Address _____ Telephone _____

For how long? _____ Position held: _____ Supervisor _____ Salary \$ _____

Spouse employer _____ Address _____ Telephone _____

For how long? _____ Position held _____ Supervisor _____ Salary \$ _____

BANK & CREDIT REFERENCES

Banking and Credit References: Bank _____ Account Type _____

Address: _____ Account No. _____

Credit Reference _____ Account No. _____

Address _____ Monthly payment \$ _____

Credit Reference _____ Account No. _____

Address _____ Monthly payment \$ _____

Personal Reference _____ Relationship _____ Telephone No _____

VEHICLE & LICENSE INFORMATION

Applicant's Driver's License No # _____ State Issued _____ Expiration Date _____

Make of Car _____ Year _____

Color of Car _____

License No. _____ State _____ Car titled in name of _____

In case of emergency, notify _____ Relationship _____ Telephone _____

Address _____

HAVE YOU OR YOUR SPOUSE EVER PLEAD GUILTY, BEEN CONVICTED OF, OR BEEN PLACED ON PROBATION FOR ANY CRIME? _____

If SO, please state: The date of said plea or conviction _____ The name of the offense _____ The court and State in which such plea or conviction was entered _____ . **ARE ANY CRIMINAL CHARGES**

PRESENTLY PENDING AGAINST YOU OR YOUR SPOUSE? _____ If SO please state The name of the charge _____ the court and state in which the charge is pending _____

I recognize that this application for an apartment is subject to acceptance or rejection. Upon payment of deposit in the amount of \$ _____ the apartment will be held off the market pending the acceptance or rejection of the application. If application is accepted, lease is to be signed at landlord's office within-days after applicant is notified of such acceptance. At this time, deposit will be credited as part of the security deposit. If applicant is not accepted as a resident, the deposit will be returned, except as otherwise noted below.

If application is accepted and applicant does not sign lease, for any reason, the deposit will be forfeited as liquidated damages in payment for holding the apartment off the market and landlord shall be under no obligation to lease to applicant.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed and to make such other inquiries as you deem necessary to determine my eligibility and qualification including but not limited to credit checks and inquires of law enforcement agencies. I authorize those references and sources of information to release information to the landlord.

I UNDERSTAND THAT IF I HAVE GIVEN ANY FALSE INFORMATION IN OR IN REGARD TO THIS APPLICATION, THE PROPERTY OWNER OR HIS AGENT HAS THE RIGHT TO IMMEDIATELY REJECT THIS APPLICATION.

Applicant's Signature

Date

Applicant's Signature

Date

Application Received & Identify verified by _____ Date _____



Cedar Brooke
APARTMENT COMMUNITY

CEDAR BROOKE
3100 Quail Creek Drive
Independence, MO 64055
Phone:(816) 373-8500 Fax:(816) 373-0801
cedarbrooke@fpacific.com

Thank you for interest in Cedar Brooke Apartments we look forward to welcoming you to our Community

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Cedarbrooke@fpacific.com

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA

A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE PAID FOR EACH APPLICANT. (THE EXCEPTION WOULD BE AN INDIVIDUAL LIVING WITH A PARENT, GUARDIAN OR THEIR DESIGNEE).

1. **INCOME:** Gross income per apartment must be verified. If not verifiable by employer, we require the past 2 months of bank statements or previous year tax returns. Income requirement is 3 times the monthly rent amount (Note: applicants not meeting income requirements are required to have a guarantor).
2. **EMPLOYMENT:** An applicant must have verifiable current employment and six months employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided it could be verified.
3. **CREDIT:** All applicants must provide a valid social security number. A credit report will be processed on each applicant. All applicants will be evaluated on a percentage system. The applicant can have no more than 25% negative credits on the current status of all accounts. If an applicant takes exception with the credit findings, he or she is responsible for contacting the credit bureau. If the discrepancy can be cleared up, an applicant will be considered on the basis of new information. Bankruptcy must be discharged.
4. **RESIDENCY/RENTAL HISTORY:** Any amounts owed to previous landlord must be paid in full and proof must be provided.
5. **DENIAL OF APPLICATION WILL OCCUR FOR THE FOLLOWING REASONS:**
 - a) Anyone having unresolved debts to a previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies.
 - b) Anyone having been evicted by a previous landlord for cause.
 - c) Anyone having a foreclosure in the past 12 months.
 - d) Anyone currently in the process of filing bankruptcy.
 - e) Anyone having been convicted of or having pending charges of a felony offense or a misdemeanor crime against persons and/or property or involving controlled substances or deadly weapons. If pending charges are dismissed, applicant may reapply for residency after providing proof of dismissal of such charges.
 - f) Falsification of any information on the rental application.
6. **AGE:** Applicants must be at least 18 years of age.
7. **OCCUPANCY:** Maximum number of occupants per apartment: 1- bed: 3, 2- bed: 5
If for any reason, the number of occupants exceeds the maximum number for that floor plan, residents will have a maximum of 90 days to transfer to the appropriate floor plan to comply with our occupancy limits.
8. **SECURITY DEPOSIT:** A security deposit and non-refundable fee must be paid in full prior to moving in.
1-bedroom: \$150.00 2- bedroom: \$250.00 If applicant is not approved we will return the deposit check. The applicant has 72 hours from the time the deposit is placed on an apartment to cancel with no penalty. After 72 hours, the entire deposit is forfeited.
9. **PET DEPOSIT AND PET POLICY:** A maximum of two pets per apartment will be allowed with a \$150.00 additional deposit and a \$150.00 non-refundable pet fee. Pets must weigh no more than 25 lbs. All pets are subject to management approval. All residents with pets must have a pet agreement on file. Dog owners must show proof of renter's insurance. (The only exception to these policies would be pets, which are designated, as service animals required accompanying a resident with a verified disability for the specific purpose of aiding that person).
10. **PARKING:** Applicant agrees to management's assignment of parking spaces. Parking is on a first come, first serve basis, except for covered parking. An additional monthly fee is charged for covered parking, but then is a reserved space.
11. **RENT:** All rent must be paid by check, money order or cashier's check. All Move In monies must be paid in certified funds. All late rent must be paid in certified funds.
12. If a prospective resident fails to meet all the criteria, but meets at least two of the criteria listed in items 1 through 4, the following options are available. (Note: all applicants must meet Items 5-11.)
 - a) A guarantor may be used. The guarantor must complete an application, pay the application fee, meet all criteria, (note: Income must be four times the amount of rent. Credit cannot exceed 10% negative credit.), and must sign all required paper work and have it notarized before the resident moves in.
 - b) If the prospective resident does not have a guarantor, an additional deposit equal to one month's rent is to be paid in advance with cashier's check or money order in order to secure the lease.
13. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards. New residents must also receive a federally approved pamphlet on lead poisoning prevention. This property was built before 1978.

I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.

APPLICANT'S SIGNATURE

DATE

APPLICANT'S SIGNATURE

DATE

OWNER'S REPRESENTATIVE

DATE

