

Community Name: \_\_\_\_\_  
 Apt Applied For: \_\_\_\_\_  
 Applicable Rent: \_\_\_\_\_

SafeRent Transaction # \_\_\_\_\_  
 Leasing Agent: \_\_\_\_\_  
 Check one: \_\_\_\_ RESIDENT \_\_\_\_ GUARANTOR



**RENTAL APPLICATION**  
**PLEASE COMPLETE ALL FIELDS—FRONT AND BACK**  
**USE N/A IF NOT APPLICABLE**



**APPLICANT INFORMATION—ONE APPLICATION PER ADULT OCCUPANT**

APPLICANTS NAME LAST FIRST M.I.			BIRTHDATE / /		SS#		DRIVER'S LIC. & STATE	
EMAIL ADDRESS				HOME PHONE NUMBER			CELL PHONE NUMBER	
PRESENT ADDRESS APT#			CITY		STATE		ZIP CODE	
HOW LONG AT THIS ADDRESS			MONTHLY PAYMENT		RENT/OWN		LANDLORD/MORTGAGE CO.	
PREVIOUS ADDRESS APT#			CITY		STATE		ZIP CODE	
HOW LONG AT THIS ADDRESS			MONTHLY PAYMENT		RENT/OWN		LANDLORD/MORTGAGE CO.	
NAME OF PERSONS TO OCCUPY APARTMENT			RELATIONSHIP			DATE OF BIRTH		
_____			_____			_____		
_____			_____			_____		
_____			_____			_____		

**EMPLOYMENT**

PRESENT EMPLOYER	POSITION	PHONE NO.	NO. OF YEARS	SALARY \$ PER
EMPLOYER ADDRESS	SUPERVISOR	CITY	STATE	ZIP CODE
PREVIOUS EMPLOYER	POSITION	PHONE NO.	NO. OF YEARS	SALARY \$ PER
PREVIOUS EMPLOYER ADDRESS	SUPERVISOR	CITY	STATE	ZIP CODE

**OTHER SOURCES OF INCOME**

BANK REFERENCES	LOCATION (BRANCH)	CHECKING ACCOUNT NO.	SAVINGS ACCOUNT NO.
ADDITIONAL INCOME-DESCRIBE SOURCE AND HOW TO VERIFY		\$	PER

**PERSONAL**

NO. OF VEHICLES TO BE PARKED AT COMMUNITY							
VEHICLES- MAKE / MODEL (1)		LICENSE NO.		COLOR		YEAR	
(2)- MAKE / MODEL		LICENSE NO.		COLOR		YEAR	
IN CASE OF EMERGENCY, CONTACT:		RELATIONSHIP		ADDRESS		PHONE NO.	
NUMBER OF PETS	TYPE(S) / BREED	NAME(S)	AGE(S)	WEIGHT(S)	COLOR(S)	DATE OF LAST RABIES VACCINATION(S)	

**HOW DID YOU HEAR ABOUT US?**

PRIMARY SOURCE	OTHER SOURCE
IF LOCATOR / BROKER, PLEASE LIST NAME OF AGENT AND COMPANY	
IF RESIDENT REFERRAL, PLEASE LIST CURRENT RESIDENT'S NAME	

**MOISTURE AND MOLD**

MOISTURE ISSUES AND APPARENT MOLD GROWTH MAY HAVE BEEN DISCOVERED FROM TIME TO TIME WITHIN THE COMMON AREAS AND INDIVIDUAL APARTMENT UNITS WITHIN THIS PROPERTY. AS WITH ANY OTHER PROPERTY, THERE MAY BE MOISTURE AND MOLD ISSUES AT THIS PROPERTY IN THE FUTURE AND YOUR COOPERATION AND COORDINATION WITH THE MANAGEMENT COMPANY'S AND/OR OWNER'S INSPECTION PROCESS AND ANY NECESSARY AND APPROPRIATE CORRECTIVE ACTION MAY BE REQUIRED. SHOULD YOU HAVE ANY MAINTENANCE ISSUES REGARDING MOISTURE AND/OR MOLD GROWTH, YOU MUST PROMPTLY REPORT THEM TO THE MANAGEMENT COMPANY AND/OR OWNER SO THAT THEY CAN BE PROMPTLY ADDRESSED BY TRAINED PERSONNEL AND/OR SUITABLY QUALIFIED CONTRACTORS RETAINED BY MANAGEMENT AND/OR OWNER.

**RENTAL / CRIMINAL HISTORY**

SJG PROPERTIES RESERVES THE RIGHT NOT TO LEASE TO ANY INDIVIDUAL WHO HAS BEEN EVICTED, BROKEN A PRIOR LEASE, DECLARED BANKRUPTCY, BEEN SUED FOR NON-PAYMENT OF RENT OR DAMAGE TO RENTAL PROPERTY, CONVICTED OF CERTAIN CRIMES, ARRESTED FOR CERTAIN CRIMES WHERE A TRIAL IS PENDING, OR WHO IS LISTED BY THE FBI AS A FUGITIVE OR A TERRORIST. TO DETERMINE APPLICANT'S ELIGIBILITY, PLEASE ANSWER THE FOLLOWING QUESTIONS:

HAS ANY APPLICANT EVER BEEN EVICTED OR ASKED TO MOVE OUT? YES \_\_\_ NO \_\_\_ BROKEN A RENTAL AGREEMENT OR LEASE ? YES \_\_\_ NO \_\_\_ DECLARED BANKRUPTCY? YES \_\_\_ NO \_\_\_ BEEN SUED FOR NON-PAYMENT OF RENT OR FOR DAMAGE TO RENTAL PROPERTY? YES \_\_\_ NO \_\_\_

HAS ANY APPLICANT EVER BEEN CONVICTED OF A FELONY, ANY CRIME INVOLVING VIOLENCE, ANY CRIME INVOLVING DRUGS, DAMAGE TO PROPERTY, OR A SEXUAL OFFENSE? YES \_\_\_ NO \_\_\_ BEEN ARRESTED FOR ANY OF THE FOREGOING OFFENSES WHERE A TRIAL IS PENDING? YES \_\_\_ NO \_\_\_

**CONSENT**

APPLICANT HEREBY CONSENTS TO ALLOW SJG PROPERTIES, THROUGH ITS DESIGNATED AGENT AND EMPLOYEES, TO OBTAIN CREDIT INFORMATION, CRIMINAL HISTORY (INCLUDING A CONFIRMATION THAT THE APPLICANT IS NOT LISTED ON THE FBI'S "MOST WANTED FUGITIVES" AND "MOST WANTED TERRORISTS" LISTS) AND RELATED INFORMATION REGARDING THE APPLICANT FOR THE PURPOSE OF DETERMINING WHETHER OR NOT TO ENTER INTO AN APARTMENT LEASE WITH APPLICANT. APPLICANT UNDERSTANDS THAT, SHOULD APPLICANT LEASE AN APARTMENT, SJG PROPERTIES AND ITS AGENT SHALL HAVE A CONTINUING RIGHT TO REVIEW APPLICANT'S CREDIT INFORMATION, RENTAL APPLICATION, PAYMENT HISTORY, OCCUPANCY HISTORY, CRIMINAL BACKGROUND HISTORY AND RELATED INFORMATION FOR ACCOUNT REVIEW PURPOSES AND FOR IMPROVING APPLICATION METHODS. APPLICANT UNDERSTANDS THAT PROVIDING FALSE, FRAUDULENT OR MISLEADING INFORMATION IS GROUNDS FOR DENIAL OF RESIDENCY OR TERMINATION OF APPLICANT'S RIGHT OF OCCUPANCY.

**ACKNOWLEDGEMENT**

WHILE MANAGEMENT'S POLICY IS TO OBTAIN A STANDARD CRIMINAL BACKGROUND CHECK, PERFORMED BY A NATIONAL SCREENING COMPANY, ON ALL APPLICANTS, MANAGEMENT CANNOT GUARANTEE THAT A BACKGROUND CHECK HAS BEEN PERFORMED ON ALL RESIDENTS. NOR IS MANAGEMENT ABLE TO GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION OBTAINED FROM THE SCREENING COMPANY OR THAT THE LACK OF A CRIMINAL RECORD GUARANTEES THE SAFETY OF ALL RESIDENTS. APPLICANT UNDERSTANDS THAT THE MANAGEMENT COMPANY AND OWNER ARE RELYING ON THE INFORMATION IN THIS APPLICATION AND ITS ACCURACY. THE LEASE MAY BE CANCELED IF THE APPLICANT HAS MADE ANY MISLEADING OR FALSE STATEMENTS IN THIS APPLICATION.

**TO BE FILLED IN BY MANAGEMENT (PROVISIONS STATED IN LEASE SHALL CONTROL)****CONTEMPLATED MONTHLY CHARGES  
(DUE THE 1<sup>ST</sup> OF EACH MONTH)**

BASE RENT \$ \_\_\_\_\_

PET RENT \$ \_\_\_\_\_

OTHER RENT \$ \_\_\_\_\_

OTHER \_\_\_\_\_ \$ \_\_\_\_\_

OTHER \_\_\_\_\_ \$ \_\_\_\_\_

**CONCESSIONS GIVEN**

ONE-TIME/ UPFRONT \$ \_\_\_\_\_

MONTHLY \$ \_\_\_\_\_

**TOTAL DUE MONTHLY\*** \$ \_\_\_\_\_

**ANTICIPATED MOVE IN DEPOSITS, RENTS AND FEES  
(DUE AT TIME OF APPLICATION OR MOVE IN)**

APPLICATION FEE \$ \_\_\_\_\_

HOLDING FEE (REFUNDABLE W/IN 48 HOURS FROM APPLICATION DATE). BECOMES THE SECURITY DEPOSIT AT MOVE-IN \$ \_\_\_\_\_

PRO-RATED RENT DUE AT MOVE IN \$ \_\_\_\_\_

NON-REFUNDABLE COMMON AREA AMENITY RENT \$ \_\_\_\_\_

NON-REFUNDABLE PET FEE \$ \_\_\_\_\_

OTHER \_\_\_\_\_ \$ \_\_\_\_\_

OTHER \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL DEPOSITS DUE** \$ \_\_\_\_\_

**TOTAL RENTS / FEES DUE** \$ \_\_\_\_\_

LESSOR ACKNOWLEDGES RECEIPT OF CHECK # \_\_\_\_\_ AND / OR MONEY ORDER # \_\_\_\_\_ ON (DATE) \_\_\_\_\_ \$ \_\_\_\_\_

LESSOR ACKNOWLEDGES RECEIPT OF CREDIT CARD # \_\_\_\_\_ EXP DATE \_\_\_\_\_ ON (DATE) \_\_\_\_\_ \$ \_\_\_\_\_

**TOTAL REMAINING BALANCE (RENT, DEPOSITS, AND/OR FEES) DUE ON OR BEFORE MOVE IN DATE** \$ \_\_\_\_\_

AS EARNST MONEY ON ACCOUNT FOR THE ABOVE DESCRIBED APARTMENT, APPLICANT UNDERSTANDS THAT THE APPLICATION FEE IS NON-REFUNDABLE. APPLICANT FURTHER UNDERSTANDS THAT MANAGEMENT WILL ADHERE TO RELEVANT STATE LAWS IN CONNECTION WITH ALL SECURITY DEPOSITS. THE HOLDING FEE, WHICH BECOMES THE SECURITY DEPOSIT AT MOVE-IN, MAY BE REFUNDABLE IF THE APPLICATION IS REJECTED BY MANAGEMENT, BUT WILL BE FORFEITED IF THE APPLICANT CANCELS AFTER 48 HOURS OF SUBMITTING THE APPLICATION. APPLICANT UNDERSTANDS THAT ANY CHANGES TO THE LEASE TERM, MOVE IN DATE, OR APARTMENT HOME SELECTED IS LIKELY TO RESULT IN AN ADJUSTMENT TO THE RENTAL RATE, DEPOSIT, AND/OR FEES REQUIRED.

\* IN ADDITION, APPLICANT UNDERSTANDS THAT PAYMENT OF THE FOLLOWING UTILITIES IS THE SOLE RESPONSIBILITY OF THE RESIDENT: \_\_\_ ELECTRIC, \_\_\_ GAS, \_\_\_ CABLE, \_\_\_ TELEPHONE, \_\_\_ WATER/SEWER, \_\_\_ TRASH.

**APPROVALS**

DATE PROCESSED \_\_\_\_\_ APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_ APPROVED WITH ADDITIONAL DEPOSIT \_\_\_\_\_ APPROVED W/GUARANTOR \_\_\_\_\_

APPLICANT NOTIFIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

SIGNATURE OF APPLICANT

X \_\_\_\_\_ DATE \_\_\_\_\_

SJG PROPERTIES ASSOCIATE SIGNATURE

X \_\_\_\_\_ DATE \_\_\_\_\_

FOR OFFICE USE ONLY: GOVERNMENT ISSUED ID VERIFIED (FOR INDIVIDUALS PRESENT AT THE SITE ONLY)

NAME: \_\_\_\_\_ ID TYPE: \_\_\_\_\_ ID# \_\_\_\_\_