

Gulfbelt Properties, Inc

Application Criteria & General Information

It has, and will continue to be, the policy of this company to provide equal housing opportunities for all people, regardless of race, color, religion, sex, national origin, handicap, or familial status. The screening and verification is used for every applicant the same way.

All applications for residency are reviewed according to the criteria listed below.

1. **Lease/Application Requirements**

Future lease signers must be 19 years of age or older to rent a house or apartment.

2. **Resident/Rental History**

Future residents must present verifiable good rental history if applicable. All addresses that appear on the credit report are verified.

3. **Credit**

Future residents' credit must be in good standing. Excessive late payments, collections and judgments may subject the applicant to denial. Bankruptcies must be discharged or dismissed.

4. **Acceptable Proof of Income**

Future residents must present proof of income equal to 2.5 times the monthly rent based on gross pay. We will accept:

- a. Current paycheck subs
- b. Copy of last years tax return
- c. Letterhead from your employer stating your income and employment dates. *The letter must be from Human Resources or an officer of the company and must be notarized.*

5. **Criminal History**

Applicant or any proposed occupants with any convictions (felony OR misdemeanor) for violent crimes, drugs, sexual offenses, crimes against children, and/or illegal weapon use will result in automatic denial.

5. **Fee and Deposits**

The non-refundable application fee is \$ 35 per adult. All applications will be subjected to the credit and criminal background checks. All occupants over the age of 18 will be subjected to a criminal background check.

A Good Faith Deposit will be required if the applicant wishes to hold the premises while the application is being processed. The amount of this deposit varies depending on the property you are applying for. This deposit must be separate from your application fee.

WE DO NOT ACCEPT CASH

Apartment Community Name or House Address: _____

How did you hear about us? _____



Name: **First** _____ **Middle** _____ **Last** _____ Date: _____

Email address: _____ **Desired Move-In Date** _____

Present Address: _____ **State** _____ **Zip** _____

Telephone No.: _____ **Date of Birth:** _____ **Social Security No.:** _____

Married: ☐ **Single:** ☐ **Divorced:** ☐ **Separated:** ☐ **Number of Dependents:** _____ **Ages:** _____

Other Persons Who Will Occupy Apartment: (Birth date and social security number are required for ALL occupants over the age of 18)

Name: _____ **Relationship:** _____ **Date of Birth:** _____ **Social** _____

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Present Landlord: **Name of Owner/Agent:** _____ **Address:** _____

Telephone No. _____ **How Long:** _____ **Rental Rate:** _____ **Why are you leaving:** _____

For the purpose of obtaining rental history, please list any other apartment communities or management agencies where your previous rental history could be verified (use reverse side if needed):

Agency/Community: _____ **Dates of residency:** _____

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Present Employment: _____ **Address:** _____ **Phone No.** _____

Length of Employment: _____ **Income:** _____ **Nature of Business:** _____ **Supv.** _____

Other Income: **Source(s):** _____ **Amount:** _____

Spouse's Employment: **Name:** _____ **Address:** _____

Telephone No. _____ **Length of Employment:** _____ **Income:** _____ **Nature of Business:** _____

Other Income: **Source(s):** _____ **Amount:** _____

How many Autos (Including Company Car and motorcycles) would you keep at this address? _____ (use reverse side if needed)

Make/Model of car: 1. _____ **Year** _____ **License No.** _____

2. _____ **Year** _____ **License No.** _____

****Drivers License No.** _____ ****Spouse's License No.** _____

Do you have any pets? ☐ Yes ☐ No **Breed** _____ **Weight** _____ **Color** _____

MANDATORY SCREENING QUESTIONS

1. Has any applicant been sued for non-payment of rent or for rental property damage? ☐ YES ☐ NO
2. Has any applicant been evicted from or asked to move out of a previous residence? ☐ YES ☐ NO
3. Has any applicant ever left an apartment community or landlord owing money which is still unpaid? ☐ YES ☐ NO
4. Is any applicant in a current bankruptcy or home foreclosure? ☐ YES ☐ NO
5. Has any applicant been convicted, charged, arrested, indicted, plead guilty or no contest or received deferred adjudication or probation to any felony or misdemeanors involving **violent crimes against persons including domestic violence, use, sale or possession of illegal drugs, illegal weapon use, or any sexual offenses**? ☐ YES ☐ NO
6. Is any applicant registered, or under consideration for registration as a sexual offender? ☐ YES ☐ NO
7. Is any applicant listed on the Office of Foreign Asset Control's list of persons and entities who commit, threaten to commit or support terrorism? ☐ YES ☐ NO

By signing below the applicant represents that the information provided in the application is true and correct. The applicant understands and agrees that Gulfbelt Properties, Inc and its communities are relying on the information in this application and it's accuracy as attested to by the applicant. Gulfbelt Properties, Inc and its communities may terminate, and expressly reserve the right to terminate, rights of occupancy under any lease or agreement entered into if the applicant has made any misleading, incorrect or untrue statements or omitted material facts in this application.

The applicant also hereby consents to allow Gulfbelt Properties, Inc and its communities to obtain your credit information, payment history, occupancy history, criminal history, and income verification for the purpose of determining whether or not to lease you an apartment or house. It is understood that the above information will be held strictly confidential.

The applicant agrees that he/she shall not have any right to occupy any of the premises of Gulfbelt Properties, Inc and its communities until the execution of a lease and all utilities are established in the applicant's name.

Applicant has paid a **non-refundable application fee** of **\$35** per adult (if married only one fee for the couple) which is required before an application is processed. This application is made with the understanding that it is subject to acceptance by Gulfbelt Properties, Inc and its communities.

☐

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

THIS APPLICATION REMAINS ACTIVE FOR 90 DAYS.

Signature of Applicant: _____ Signature of GPI Representative: _____

Signature of Applicant: _____

This Application has been reviewed, and _____ is (is not) approved



We are an equal housing opportunity provider. We do not discriminate on the basis of race, color, sex, national origin, religion, handicap or familial status (having children under age eighteen).

Good Faith Deposit

I hereby submit a deposit in the amount of \$ _____ with management as a good faith and/or holding deposit in connection with this application. If my application is accepted, I understand this deposit can be applied toward payment of my security deposit of \$ _____ when I take possession of the property. If management denies my application for any reason other than falsifying information, the good faith deposit will be refunded to me in full. I understand I can cancel this application within 24 hours of submission and receive a full refund of the good faith deposit within 30 days of cancellation. I understand if I fail to cancel the application within 24 hours and/or fail or refuse to enter into the contemplated lease within seven days of the approval of this application; the lessor may retain said deposit as liquidated damages covering the costs of taking and processing of this application and rental loss due to my cancellation. I also understand the aforementioned deposit is not a rental payment and will not be applied towards any rental payment. Upon approval, I understand my Good Faith Deposit can then be applied toward my Security Deposit as required in my lease agreement.

Signature of Applicant: _____ Date/Time: _____