



RENTAL APPLICATION

Application Fee: \_\_\_\_\_

Reservation Fee: \_\_\_\_\_

Applicant: \_\_\_\_\_
Permanent Address: \_\_\_\_\_
City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_
Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Prior Permanent Address (if at current address for less than 2 years): \_\_\_\_\_
City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_

Local Address: \_\_\_\_\_
City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_
Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Cell phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_
Social Security Number: \_\_\_\_ - \_\_\_\_ - \_\_\_\_ Date of Birth: \_\_/\_\_/\_\_\_\_ (month/day/year)

Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman N/A
Anticipated Graduation Date: \_\_\_\_\_
Attending University? \_\_\_\_\_ If Yes, name of University \_\_\_\_\_

Email Address: \_\_\_\_\_
Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate #: \_\_\_\_\_ Color: \_\_\_\_\_
Desired Move-In Date: \_\_\_\_\_

Financial Qualification Options: The Landlord requires that each applicant comply with its Resident Qualification Guidelines. The guidelines, available from any staff member, permit applicants to provide their own income information or that of a guarantor. Should you wish to use your own income to qualify, please complete this section. If you will be using the income of a guarantor to qualify, please skip this section.

Present Employer: \_\_\_\_\_ Position: \_\_\_\_\_
Phone Number: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_
Supervisor: \_\_\_\_\_

Annual Income: \$ \_\_\_\_\_ Supplemental Income: \$ \_\_\_\_\_

Please attach your two most recent pay stubs to this application.

Parent, Guardian or Other Emergency Contact:
Name: \_\_\_\_\_
Address: \_\_\_\_\_
City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_
Home Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Employer: \_\_\_\_\_ Work Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_
Email address: \_\_\_\_\_

Criminal Background:
Have you ever been convicted of a crime (other than a traffic infraction)? ( Yes / No ).
If you circled yes, please explain: \_\_\_\_\_

**Floor Plan Options:** Unit assignments are based on availability, submittal of required forms, application approval, payment of all fees and security deposit and execution of lease agreement. Please circle your unit type & bedroom preference, and whether you need roommate matching assistance.

**Unit type preference: ( 3/3, 4/4 )**

**Bedroom Preference: ( A, B, C, D )**

**Requested Roommates:** \_\_\_\_\_

**I need roommate matching assistance (Y or N)** \_\_\_\_\_

Applicant and KW Harrisonburg Apartments, LLC d/b/a North 38 Apartments (the "Landlord") agree as follows:

1. Applicant declares and affirms that all information provided herein is true and complete. Applicant authorizes Landlord to verify same through any means. If Applicant fails to answer any question or gives false information, Landlord may deny this Rental Application, retain the Application Fee as liquidated damages for its time and expense, and terminate Applicant's right to occupancy. Giving false information is a serious criminal offense. In lawsuits relating to this Rental Application or any future Lease Agreement between Landlord and Applicant, the prevailing party may recover all attorney's fees and litigation costs from the losing party. Landlord may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with any future Lease Agreement.
2. If Applicant did not complete the *Financial Qualification* section above, Landlord will require a guarantor (the "Guarantor") that meets the financial standards of its established *Resident Qualification Standards*. If Applicant does not provide a Guarantor, or if the Guarantor does not meet the financial standards of its *Resident Qualification Standards*, Landlord may deny this Rental Application.
3. Applicant authorizes Landlord to obtain reports from any consumer or criminal record reporting agencies before, during, and after Applicant's tenancy on matters relating to any future Lease Agreement and to verify, by all available means, that Applicant, and Guarantor if applicable, complies with the Landlord's established *Resident Qualification Standards* and that the information contained in the Rental Application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Rental Application.
4. If Landlord denies Applicant's Rental Application, Landlord shall notify Applicant within 30 days of such denial.
5. The Application Fee is not refundable. The Reservation Fee is refundable only in the case that this Rental Application is denied.
6. If Applicant's Rental Application is denied, any future Lease Agreement executed between Applicant and Landlord as a result of said Rental Application shall be null and void.
7. Applicant acknowledges that Landlord will rely on the information contained in the *Roommate Profile Form* to match Applicant, if necessary, with other residents at North 38. Applicant agrees to complete the *Roommate Profile Form* completely and truthfully. If Applicant refuses to complete or knowingly falsifies the *Roommate Profile Form*, Landlord may consider the Applicant to have given false information on this Rental Application and pursue any of its remedies detailed herein. Applicant understands that Landlord cannot guarantee the compatibility of roommates, whether matched through the roommate matching process or otherwise, and Applicant agrees to indemnify the Landlord and hold it harmless in any suits arising as a result of a roommate conflict.

**Applicant:**

\_\_\_\_\_ (Seal)

**Date:** \_\_\_\_\_

**Landlord:**

By: Ambling Management Company, its agent,

By: \_\_\_\_\_ (Seal)

**Date:** \_\_\_\_\_

**INSTRUCTIONS:** To complete the application process, submit this completed application along with all required fees and/or deposits, as applicable. All monies submitted must be in the form of a personal check or money order made payable to *North 38 Apartments*. The Reservation Fee should be paid using different checks or money orders.

