



RAINTREE

FOR OFFICE USE ONLY

Apt. #: _____ **Rent:** _____ **Move-In Date:** _____ **Lease Term:** _____
Leasing Consultant: _____ **Paid Amount:** _____ **Deposit** _____ **Admin. Fee** _____ **App. Fee(s)** _____

APPLICANT INFORMATION

Applicant Name _____ **Birth Date** ___/___/___ **SS#** ___/___/___
Driver License # _____ **State** _____

Present Address _____ **How Long** _____
street city/state/zip code

Present Phone (_____) _____ (___cell /___ home) **E-mail address** _____

Present Employer _____ **Start Date** ___/___/___

Address _____ **Phone** (_____) _____ **Ext.** _____
City/State/Zip Code

Position _____ **Part Time** ___ **Full Time** ___ **Income \$** _____ **Monthly** ___ **Yearly** ___

Immediate Supervisor _____ **Phone** (_____) _____ **Ext.** _____

Other Income \$ _____ **Source:** ___ *Parents* ___ *Scholarships* ___ *Loans* ___ *Other (please describe)* _____

CO-APPLICANT INFORMATION

Co-applicant Name _____ **Birth Date** ___/___/___ **SS#** ___/___/___
Driver License # _____ **State** _____

Present Address _____ **How Long** _____
street city/state/zip code

Present Phone (_____) _____ (___cell /___ home) **E-mail address** _____

Present Employer _____ **Start Date** ___/___/___

Address _____ **Phone** (_____) _____ **Ext.** _____
City/State/Zip Code

Position _____ **Part Time** ___ **Full Time** ___ **Income \$** _____ **Monthly** ___ **Yearly** ___

Immediate Supervisor _____ **Phone** (_____) _____ **Ext.** _____

Other Income \$ _____ **Source:** ___ *Parents* ___ *Scholarships* ___ *Loans* ___ *Other (please describe)* _____

EMERGENCY CONTACT (Emergency contact person must be over 18 years of age, who will not be living with you)

Name Relationship Home or Cell Work Phone

Street Address City/State/Zip Code Email

OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease.

Name: _____ Relationship: _____ Sex: ____ Birthdate: _____ DL# _____ State: _____

Employed By: _____ Home Phone: _____ Work Phone: _____

Name: _____ Relationship: _____ Sex: ____ Birthdate: _____ DL# _____ State: _____

Employed By: _____ Home Phone: _____ Work Phone: _____

PET Please describe below.

Pet Type: _____ Breed: _____ Name: _____ Color: _____ Age: ____ Weight: _____

VEHICLES We do not allow vehicles without written permission. Vehicles not approved in writing may be towed away at owner's expense.

1.) Make _____ Model _____ Year ____ Color _____ License Plate _____ State _____

2.) Make _____ Model _____ Year ____ Color _____ License Plate _____ State _____

PREVIOUS RESIDENCE HISTORY

Previous Address: _____ Own ____ Rent ____
Street Address City / State / Zip Code

If you are renting, please name the apartment community or landlord: _____

How Long? _____ Move-In Date: _____ Move-Out Date: _____ Monthly Payment: \$ _____

Phone: (_____) _____ Fax: (_____) _____

PREVIOUS EMPLOYMENT HISTORY

Previous Employer _____ How Long? _____ Supervisor _____

Address _____ Phone (_____) _____

Position _____ Part Time ____ Full Time ____ Income \$ _____ Monthly ____ Yearly ____

Co-applicant's Previous Employer _____ How Long? _____ Supervisor _____

Address _____ Phone (_____) _____

Position _____ Part Time ____ Full Time ____ Income \$ _____ Monthly ____ Yearly ____

REFERENCES (no relative or employee)

Name _____ Relationship _____ How Long Have You Known This Person? _____

Address _____ Phone (_____) _____

Name _____ Relationship _____ How Long Have You Known This Person? _____

Address _____ Phone (_____) _____

HOW DID YOU LOCATE US Apartment Guide _____ Raintree Website _____ Other (please name) _____

Why are you moving? _____

What features or services are important to you? _____

Application is hereby made to rent a _____ bedroom apartment or Apartment No. _____ beginning on the _____ day of _____ 20____ for a period of _____ months for \$_____ per month payable in advance on the first day of each month. Applicant promises that all the above information is true and correct and acknowledges that all such information is material to Raintree's decision whether to lease an apartment to applicant.

Applicant hereby deposits with Raintree \$200 which shall be held in a non-interest bearing account. **IN THE EVENT APPLICANT CANCELS THIS APPLICATION AFTER 3 DAYS HAVE ELAPSED FROM RECEIPT OF DEPOSIT AND FEES, OR IF THE APPLICANT FAILS TO SIGN A LEASE WHEN REQUESTED TO DO SO, THE DEPOSIT AND FEES SHALL BE APPLIED TO RAINTREE LOSS OF RENT.** If this application is not approved, the deposit will be returned to the applicant. If this application is approved, Applicant agrees to execute Raintree standard form residential lease, pay a security deposit of \$200 and an administrative fee of \$150 and pay any monies owing on the first month's rent. This deposit will be applied to the security deposit in the event applicant and Raintree enter into a lease agreement. **IF YOU CANCEL YOUR MOVE-IN AFTER YOUR APPLICATION IS APPROVED AND YOUR APARTMENT HAS BEEN RESERVED, YOU WILL LOSE YOUR SECURITY DEPOSIT OF \$200, YOUR ADMINISTRATIVE FEE OF \$150, AND REQUIRED PAYMENT OF ONE MONTH'S RENT TO COMPENSATE FOR OUR LOSS OF RENT ON YOUR RESERVED APARTMENT.**

Applicant hereby pays a \$30 non-refundable application fee to Raintree in consideration for accepting and investigating this application.

I HAVE READ AND I FULLY UNDERSTAND THE TERMS AND CONDITIONS SET FORTH IN THIS APPLICATION. I UNDERSTAND THAT THIS APPLICATION IS PART OF MY LEASE AGREEMENT, ESPECIALLY THOSE AREAS REGARDING EARNST MONIES. I UNDERSTAND AND GIVE RAINTREE PERMISSION THAT AS A PART OF NORMAL PROCEDURE FOR PROCESSING THIS APPLICATION AN INVESTIGATION WILL BE CONDUCTED AS TO THE VALIDITY OF THE CONTENTS THAT ARE CONTAINED IN THIS APPLICATION. **I UNDERSTAND THAT THIS INVESTIGATION MAY INCLUDE, BUT IS NOT LIMITED TO, A CONSUMER CREDIT REPORT, VERIFICATION OF EMPLOYMENT WITH SALARY, PAST RENTAL HISTORY, CRIMINAL HISTORY AND I, THEREFORE, CONSENT TO THIS INVESTIGATION, AND I CERTIFY THAT ALL STATED FACTS ARE TRUE.** IT IS UNDERSTOOD THAT ANY MISREPRESENTATION OR OMISSION IS CAUSE FOR THE MANAGEMENT AND/OR OWNER TO REJECT THIS APPLICATION AND/OR TERMINATE LEASE. I HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN 30 DAYS OF THE TIME THIS APPLICATION IS MADE FOR A COMPLETE AND ACCURATE DISCLOSURE OF ADDITIONAL INFORMATION CONCERNING THE NATURE AND SCOPE OF THE REPORT. I UNDERSTAND THAT RAINTREE WILL COMPILER THE REPORT AND THAT I MAY OBTAIN THIS INFORMATION BY WRITING DIRECTLY TO REALPAGE, INC.

ANYTHING HEREIN CONTAINED SHALL NOT BE DEEMED TO CREATE ANY LIABILITY ON THE PART OF RAINTREE FOR FAILURE TO DELIVER THE PREMISES ON THE DATE SPECIFIED, NOR SHALL ANYTHING HEREIN BE DEEMED TO RELEASE THE APPLICANT AND/OR LESSEE FROM ANY LIABILITY CREATED HEREIN TO LEASE THE ABOVE REFERENCE APARTMENT, EXCEPT TO THE EXTENT THAT THE RENTAL PROVIDED FOR SHALL BE ABATED UNTIL SUCH TIME AS THE TENANT TAKES POSSESSION OF THE PROPERTY OR COULD HAVE TAKEN POSSESSION OF THE PROPERTY.

_____ PRINT APPLICANT NAME	_____ APPLICANT'S SIGNATURE	_____ DATE
_____ PRINT CO-APPLICANT NAME	_____ APPLICANT'S SIGNATURE	_____ DATE
_____ PRINT CO-APPLICANT NAME	_____ APPLICANT'S SIGNATURE	_____ DATE



Thank you for choosing Raintree Apartments.

We WELCOME you to live at our community and make our property your HOME.

Before you make your decision to live here, we want you to be informed of our standards. Because we care about our resident community, we desire each resident to respect their neighbors and to help preserve this community as an enjoyable and peaceful place to live.

We, as a Management Staff, will not tolerate disturbing acts in or outside the apartment that will interfere with the rights, comfort or convenience of other residents.

Our Passion is to make Raintree a unique place to live, a home base that is rich in community, and a launching pad for positive life impact through residents that move in, get involved, and make a difference.

I CERTIFY THAT I HAVE READ ALL THE ABOVE STATEMENT AND WILL ADHERE TO IT.

Signature of agreement



RENTAL QUALIFICATION:

In signing the application and submitting your application fee, you are giving **Dominion Management Group & Raintree Apartments** the right to research the information you have provided us to make the recommendation for acceptance.

- **We will check your residence history.** (No outstanding balances or evictions)
If you are a full-time student, with no rental history established, it will not count against you.
- **We will check present employer.**
If you are a full-time student, with no employment established, we will require a Co-Signor.
- **We require your verifiable income to be at least three times the monthly rental amount. You must provide 60 days of pay stubs; OR last year's W-2 form; OR a financial aid statement with the loan amount; OR recent bank statements showing recurring deposits; OR proof of assets such as bank or mutual fund statements; OR an official letter from your new employer stating salary amount.** (This applies to all roommates and Co-Signors)
- **We will check your credit rating with the credit bureau.** (Good history required)
If you are a full-time student, with no credit history established, we will require a Co-Signor.
- **We do not allow any felonies on your criminal background check.**
- **We do not allow any sex offenders to live at Raintree.**
- **Evictions or bad debt to other apartment communities will be reason for denial.**
- **Bankruptcy will need to be discharged and recent credit will need to be in good standing.**

The income required for qualification is based on verifiable gross income. Your salary must be in line with the following amounts.

- 1.) An individual will need 3 times the rental amount per month.
- 2.) Roommates will need a combined income of 3 times the rental amount per month.
- 3.) Married couples' income will be combined.

We require that every adult (18 years or older) who resides in the apartment must have an approved application on file.

To be a qualified Co-Signor, you will need to meet the same qualifications as an applicant and have perfect credit. You must sign the lease agreement along with the applicant(s) when they move in.

Please understand that any falsification or omissions deemed deliberate are grounds for immediate disapproval. Approval is on the sole discretion of the management. We practice under equal housing opportunity codes and we do not discriminate based on age, race, color, religion, sex, family status, handicap, or national origin.

In signing the application, you are aware that if the application is not approved, the application fee of \$30.00 per person is non-refundable. Upon submitting your application, we require two separate checks (or money order). One is for the security deposit and the other one is for the administrative fee and application fee. Our security deposit is \$200 that would be refundable within 30 business days after your move-out and an administrative fee of \$150 that is not refundable.

IF YOU CANCEL YOUR MOVE-IN AFTER YOUR APPLICATION IS APPROVED AND YOUR APARTMENT HAS BEEN RESERVED, YOU WILL LOSE YOUR SECURITY DEPOSIT OF \$200, YOUR ADMINISTRATIVE FEE OF \$150, AND REQUIRED PAYMENT OF ONE MONTH'S RENT TO COMPENSATE FOR OUR LOSS OF RENT ON YOUR RESERVED APARTMENT.

By signing below you acknowledge that you have read and understand the foregoing rental standards.

Primary Applicant

Date

Co-Signer

Date



RAINTREE

RENTAL VERIFICATION REQUEST

To:		From:	
Property:		Property:	Raintree
Fax:		Fax:	(865) 951-1243
Phone:		Phone:	(865) 539-4085

AUTHORIZATION FOR RENTAL HISTORY

I, _____, authorize the release of my rental history to Raintree Apartments. I'm a __ current /__ past resident of apartment community known as _____ and my address there is:

_____.

Applicant Signature

Date

THE FOLLOWING MUST BE COMPLETED BY THE LANDLORD

We have received an application for lease from your current/former resident. Please provide the following information. If you have any questions, please contact our office. Thank you for your time and attention.

Applicant Name: _____ Apartment Community Name: _____

When did the Tenant move in and move out of the property?

Move-In: _____ Move-out: _____ Rental Rate: _____

Did the applicant pay his/her rent promptly?

Yes No Comments: _____

If no, how many times were they late? _____ NSF's? _____

Did the applicant have any pets?

Yes No Comments: _____

Did the applicant incur any cost for damages, late fees or other charges?

Yes No Comments: _____

Were any complaints made against the Tenant by any neighbors or any within the rental community?

Yes No Comments: _____

Were you given proper notice and a reason for the rental/lease agreement being terminated?

Yes No Comments: _____

Did the resident adhere to the rules, regulations, and terms of their lease?

Yes No Comments: _____

Would you lease to this individual if he/she applied with you again?

Yes No Comments: _____

Please use the space below for additional comments you may wish to make.

Signature: _____

Title: _____

Print Name: _____

Date: _____