Garland
APARTMENTS
A TOWNHOME COMMUNITY

RESIDENTIAL RENTAL APPLICATION

For inquiries about the rental property, please contact Ashley Abel at:
Email Address: ashley@garlandapartments.net
Phone: (586) 422-4770

RENTAL PROPERTY

Rental Property Address: _____, Clinton Township, MI 48038
Date of Availability: TBD by the Landlord's Agent
Application Fee: $50.00 per applicant, 18 years and older

APPLICANT'S PERSONAL INFORMATION *(*Required Fields)*

*Name: _____
*Email Address: _____
*Cell Phone: (_____) _____ Alternative Phone: (_____) _____
*Date of Birth: _____ *Social Security Number: _____
*Driver's License Number: _____
*DESIRED MOVE-IN DATE: _____

CO-APPLICANT'S PERSONAL INFORMATION *(if applicable *required fields*)*

*Applicant or Cosigner (please write which one): _____
*Name: _____
*Email Address: _____
*Cell Phone: (_____) _____ Alternative Phone: (_____) _____
*Date of Birth: _____ *Social Security Number: _____
*Driver's License Number: _____

OTHER OCCUPANTS' INFORMATION *(if applicable. This includes any children)*

Name: _____ Relation to Applicant: _____
Date of Birth: _____ Social Security (if older than 18 years of age): _____
Approve Background check being ran: ☐ Yes ☐ No **(only if 18 years or older)****

Name: _____ Relation to Applicant: _____
Date of Birth: _____ Social Security (if older than 18 years of age): _____

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RENTAL HISTORY

I. **Current Residence –** *If there are two separate addresses, please provide them both and answer the same questions.*

Current Address: _____ City, State, Zip _____

Current Address: _____ City, State, Zip _____

How long have you been residing at this address? _____

Monthly Rent: _____ Landlord's Name: _____

Landlord's Contact Number: _____

Reason(s) for leaving this property: _____

Please respond for both applicants if there are more than one applicants.

Have you ever been evicted from a rental residence? ☐ Yes ☐ No

Have you missed two or more rental payments in the past 12 months? ☐ Yes ☐ No

Have you ever refused to pay rent when due? ☐ Yes ☐ No

If you have answered YES to any of the above, please state your reasons and/or circumstances:

_____

EMPLOYMENT DETAILS

I. **Current Employment** – *Both Applicant and Co-Applicant's information are required if there is a co-applicant listed above.*

Employment Status: _____ Full-Time _____ Part-time _____Student _____ Unemployed _____ Retired

Current Employer: _____ Phone: _____

Job Title: _____ Date Hired: _____

Monthly Income:$ _____ Other Sources of Income: _____

Employment Status: _____ Full-Time _____ Part-time _____Student _____ Unemployed _____ Retired

Current Employer: _____ Phone: _____

Job Title: _____ Date Hired: _____

Monthly Income:$ _____ Other Sources of Income: _____

PROOF OF INCOME

The applicant(s)/co-signer's is required to attach proof of their income to this rental application form. Acceptable documentation includes pay stubs, employer's letter/certificate, bank statements or copies of the previous year's tax return.

CREDIT HISTORY AND BACKGROUND CHECK AUTHORIZATION

	Applicant #1	Applicant/Cosigner #2
Have you declared bankruptcy in the past seven (7) years?	☐ Yes ☐ No	☐ Yes ☐ No
Do you consent to a credit check?	☐ Yes ☐ No	☐ Yes ☐ No

Is there anything that we may find in our **credit** check that you want to comment on? **NOTE:** We will ask for a copy of your driver's license at time of signing the lease agreement.

_____

CRIMINAL BACKGROUND CHECK AUTHORIZATION

	Applicant #1	Applicant/Cosigner #2
Do you consent to a criminal check?	☐ Yes ☐ No	☐ Yes ☐ No

If yes, is there anything that we may find in our **criminal** check that you want to comment on or know ahead of time?

_____

_____

ADDITIONAL INFORMATION

I. SMOKING

The Landlord does not allow smoking of cigarettes or smoking of any kind inside the rental apartments or anywhere on the grounds or property of the rental community. As stated in the lease immediate eviction proceedings will begin if a tenant is in violation. Although marijuana use is legal in Michigan we are a private property and can and will continue to restrict use on the grounds and inside of our apartments. This includes vaping, cigarettes, marijuana, hookahs, etc.

II. WATERBEDS

The Landlord does not allow the use of waterbeds, water furniture or any aquatic aquariums on the premises.

III. Parking

The rental property includes a total of 2 spaces: 1 attached garage and 1 driveway parking space for the tenant's use. Additional parking throughout the complex is used for guest parking only. There is absolutelty no parking allowed in the street at any given time.

How many vehicles will you be bringing? one or two ☐ 1 ☐ 2

IV. Appliances

The units are not guaranteed to come with the same exact appliances as the model (or shown in picutres, virtual tours etc.), including by not limited to brand and style. While we will try our best to provide the same ones, we do not guarantee them to be.

V. **PETS**

The Landlord does not allow pets (dogs and cats) in the rental property. The exception to the pet policy is if the tenant has a service animal or emotional support animal. If you have an emotional support animal or service animal at this time please select yes. An emotional support letter must be provided at time of application to have ample time to review the letter.

a. Do you own a pet? _____ Yes _____ No

b. Do you own an emotional support animal or service animal? _____Yes _____ No

If YES, please describe the type pet, including but not limited to the type of breed: _____

_____.

VI. **Credit Consent**

The Applicant hereby consents to the Landlord or their agent obtaining and viewing credit, financial and related personal or business information, and tenant history about the Applicant (including credit reports, credit scores and tenant records), from past and present landlords and from the reporting agencies known as Equifax, TransUnion, Experian, and Landlord Credit Bureau, from time to time for the purposes of assessing the Applicant's current and ongoing eligibility for tenancy. The consents provided are effective as of the date of this Application and will be valid for as long as required to fulfill the purposes described herein.

*If you have applied at Garland Apartments, LLC and the company has denied your application, please note that our policy is one year from the time you submit your application, before reapplying again.

I declare that the information I have provided is true and correct and contain no misrepresentations. If misrepresentations are found after a residential lease agreement is entered into between the Landlord and Applicant, the Landlord shall have the option to terminate the residential lease agreement and seek all available remedies.

The Applicant authorizes the Landlord to verify all references and facts, including but not limited to current and previous landlords, employers and personal references. The Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing or may result in the denial of application. If information is found after an approval has been accepted, the Landlord may still deny the application for misrepresenting the facts set forth in the application.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____

APARTMENT RESERVATION AGREEMENT

For Unit Address:	

APPLICANTS & HOUSEHOLD MEMBERS - list all people who will be occupying the apartment	

RESERVATION PROCESS:

Application Fee - Applicant must submit a $50 application fee, per applicant (18 years or older). This fee is to process credit and criminal background checks and is non-refundable whether the application is approved or denied. Applicant has knowingly sent the funds to our paypal account, should the applicant have paid by paypal and not another form of payment.

Reservation Process: The applicant must execute a Lease Agreement and pay the approved **Security Deposit** within 48 Hours of receipt of the approval letter. First months rent and cleaning fee will be due 7 days before move-in. First months rent may include a proration rate and the next month depending on when the move-in date is. If you move in after the 15th of the month, your first months rent will include the 15-30th and next months rent. Security Deposit is a flat fee of $1000.00 if every tenant's credit is 660 or higher. Otherwise additional security deposit will be applied.

Failure to sign the lease agreement and pay the schedule deposits, will result in losing the reservation on the assigned apartment noted on the application.

CANCELLATION POLICY - AFTER APARTMENT IS CONFIRMED FOR MOVE IN DATE

The **Security Deposit is forfeited if the applicant cancels prior to or does not occupy the apartment on the confirmed lease move-in date.** However, if Management delays the applicant's move-in date (as noted on the executed Lease Agreement) by 2 weeks or more the applicant has the right to cancel the lease agreement and the Security Deposit, First Months Rent and Holding Fee will be fully refunded. All cancellations must be submitted in writing from the applicant and received within 48 hours from notifications of delay.

Your signature below indicated full understanding and agreement with the statements above.

Applicant's Signature Date Applicant's Signature Date