



RESIDENTIAL RENTAL APPLICATION

For inquiries about the rental property, please contact Ashley Peyerck at:

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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: (_____) _____ Relationship to Tenant (If cosigner): _____

*Date of Birth: _____ *Social Security Number: _____

*Driver's License Number: _____

OTHER OCCUPANTS' INFORMATION (if applicable)

Name: _____ Relation to Applicant: _____

Date of Birth: _____ Social Security (if older than 18 years of age): _____

Approve Background check being ran: Yes No

Name: _____ Relation to Applicant: _____

Date of Birth: _____ Social Security (if older than 18 years of age): _____

Name: _____ Relation to Applicant: _____

Date of Birth: _____ Social Security (if older than 18 years of age): _____





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.

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, 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 allows pets (dogs and cats only) in the rental property, with the following restrictions: No aggressive breeds, undomesticated or wild animals are allowed. Including but not limited to snakes, wolves, rodents, wild cats, Rottweiler's, Pit Bulls, Dobermans, Chows, etc.

- a. The Landlord requires a non refundable pet deposit in the amount of \$250.00 per approved pet. This fee is not part of the security deposit.
- b. A \$35.00 Monthly Pet fee will be charged per approved pet (up to a maximum of 2).
- c. Total of (2) pets are allowed, cats or dogs, in any combination (dogs must weigh less than 45 pounds combined total) are allowed on the rental property. Dogs that way more than this, or specific breed made be approved by the Landlord.
- d. No aggressive breeds, undomesticated or wild animals are allowed. Including but not limited to snakes, wolves, rodents, wild cats, Rottweiler's, Pit Bulls, Dobermans, Chows, etc. Fees apply to all pets.
- e. If Lessee fails to notify Landlord of any pet(s) in the apartment there will be a \$500.00 penalty charged per pet and will be due immediately. This \$500.00 penalty is not applicable to the \$250.00 per Pet fee, which will still be due along with the Pet Addendum. The payment of this penalty does not guarantee pet approval and Landlord may terminate tenancy for breach of Lease Agreement.
- f. The applicant is to provide proof if the animal is an emotional support dog or service animal at time of application.

Do you own a pet? _____ Yes _____ No

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

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.

Applicant's Signature _____

Date _____

Co-Applicant's Signature _____

Date _____



NEW CONSTRUCTION APARTMENT RESERVATION AGREEMENT

For Unit Address:	
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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.

Holding Fee - Applicant must pay a \$300 **Holding Fee** at time of submitting the application. The **Holding Fee** will secure the new construction apartment at the address noted above for a future move-in. The applicant understands that if the application is approved, this fee will be applied towards move-in costs, including but not limited to the first month's rent. If the applicant cancels for any reason, the **Holding Fee** becomes non-refundable. If the applicant is denied, management will refund the holding fee in full within 30 days.

Reservation Process: Approximately 30 Days prior to apartment completion, management will confirm the expected move-in date with the applicant. The applicant must execute a Lease Agreement and pay the approved **Security Deposit and First months rent** within 48 Hours of receipt of the expected move-in date. First months rent may include a proration rate and the next month depending on when the move-in date is. The approved Security Deposit is determined based on applicant's credit and will be notified upon approval what the amount is. The amount may be up to one and half times the monthly rent. This amount will be on top of first month's rent (Note: the Lease move-in date must be within 14 days of apartment completion).

Failure to sign the lease agreement and pay the approved Security Deposit plus the rent amount in full, within 48 hrs., will result in losing the reservation on the assigned apartment (address noted above) and forfeiture of the \$300 Holding Fee.

CANCELLATION POLICY AFTER EXECUTED LEASE AGREEMENT

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.

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Applicant Signature

Date

Applicant Signature

Date

