

The Overlook at Stone Spring

Rental Qualifications

Resident

- **Criminal Background Check:** Background checks should not reveal any charges at any time for the following: arson, homicide/kidnapping, sexual crimes or crimes against children. All other charges are scored individually.
- **Rental Verification:** Verification of satisfactory rental history will be obtained from previous Landlords or Management Companies. Applicants that have an unsatisfied account balance with a previous Landlord or Management Company will be declined, unless proof of payment is supplied by the Landlord or Management Company.
- **Credit Report:** Although a credit report will be processed on the Resident, it will not be a determining factor regarding the approval or denial of the application.

Guarantor

- **Credit Report**
 - Score only the previous 3 years of credit problems (collections, charge-offs, judgments, open bankruptcies)
 - Score only the previous 2 years of late payments
 - Do not score Foreclosures filed within the last 36 months, so long as the approved Mortgage payment is not less than or equal to the rental rate of apartment being applied for.
 - Score only the previous 6 months of closed (discharged) bankruptcies
 - Do not score any credit problems with a balance under \$100. (Recently paid accounts require documentation sent to RentGrow for the Re-Evaluation process)
 - Do not score Medical Debts or Student Loans against an applicant
 - Credit Reports that score with a High or Severe Credit Risk will require the Resident to obtain a new Guarantor or pay a Security Deposit equal to One Month's Rent.
- **Employment Verification:** Total monthly income (Gross) must meet and/or exceed Five (5) times the total rental rate for the apartment being applied for. Examples of acceptable proof of income include your most recent payroll check stub, copy of your most recent W-2, 1099, Schedule C or F or bank statements for the preceding six months.
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A final decision will be based on all of the collected information. Any deposit/administrative fee/application fee made to Pickering & Company by personal check, which is returned from the bank, will cause the lease to state that all payments must be made in the form of certified funds, i.e.: cashiers check, money order or credit card. Verification of the social security card and a state/government issued photo ID will be required of the Resident.

Resident Signature/Date

Guarantor Signature/Date



Pickering & Company Student Housing Application for Residence

PERSONAL INFORMATION

Name of Applicant: _____ Phone: (____) _____

Address (when at school): _____ City/State/Zip: _____

Address (when not at school): _____ City/State/Zip: _____

SS #: _____ Date of Birth: _____

Present Employer: _____ Employer's Phone: (____) _____

Supervisor's Name: _____ Monthly Gross Income: _____

RESIDENCE HISTORY

Name of Present Landlord,
Apartment Community, Mortgage Company: _____ Phone: (____) _____

Name of Previous Landlord,
Apartment Community, Mortgage Company: _____ Phone: (____) _____

CRIMINAL BACKGROUND

1. Have you ever been charged with or plead guilty or "no contest" to a felony (whether or not resulting in a conviction)?
 Yes No
2. Have you ever been charged with or plead guilty or "no contest" to a misdemeanor involving violence or sexual misconduct (whether or not resulting in conviction)?
 Yes No

EMERGENCY CONTACT INFORMATION:

In case of emergency, Notify: _____ Relationship: _____

Phone: (____) _____ Email: _____

VEHICLE INFORMATION (If you will be parking on the premises, please provide the following information):

Make of car: _____ Year: _____ License Plate #: _____ State: _____

Driver's License #: _____ State: _____

Applicant hereby pays to Landlord the sum of \$ 50 as an Application Fee for processing this application, which shall not be refunded for any reason. A \$ 150 (non-refundable) administrative fee will be required to secure your bedroom. There will be a 72-hour grace period in which I, as applicant, may change my decision and decide not to reserve a room. This grace period begins from the date that the Administrative Fee (and/or security deposit) is received by the Landlord. Any applicant, who cancels, must notify Management in writing within the 72-hour grace period to receive the full \$ 150 administrative fee (and/or security deposit).

Acknowledgment

Applicant hereby authorizes verification of any and all information set forth on this application, including release of information by any bank or savings and loan, employer (present or former), prior rental history and any Lender. All such information hereon, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Material misrepresentation on this application will constitute a default under the lease or rental agreement between the parties.

I have read and agree to all provisions of this application.

Signature of Applicant: _____

Date: _____



Pickering & Company Roommate Matching Profile

Name: _____ Phone: (____) _____
Current Address: _____
City/State/Zip Code: _____
Email Address: _____
Gender: Male Female Desired Move-In Date: _____
Property Preference: _____

Please indicate your preferences by writing 1st, 2nd, & 3rd on the line provided:

Floor Preference: _____ First Floor _____ Second Floor _____ Third Floor _____
Bedroom Preference: _____ One _____ Two _____ Three _____ Four

ROOMMATE QUESTIONNAIRE

Current Age: _____ I attend (Name of University/College): _____

Academic Level: Freshman Sophomore Junior Senior Grad

I Like to Keep My Room: Very Neat Somewhat Neat Untidy

I Would Describe Myself As: Very Quiet Average Noisy
I Study: Often Average Seldom
I Smoke: Yes No Outside Only
I Drink: Often Occasionally Never

Preferred Roommate(s):

Name: _____ Phone: _____
Name: _____ Phone: _____
Name: _____ Phone: _____

By signing below, I understand that this information will be made public to other residents in search of roommates. I am aware that Pickering & Company shall not be responsible or liable for any claims, damages, and/or actions that may arise as a result of the roommate matching. Pickering & Company abides by all Federal Fair Housing Laws when assigning roommates and in all Real Estate Practices. I acknowledge that Pickering & Company will strive to accommodate the property, floor, bedroom, and roommate preferences listed above, however Pickering & Company cannot guarantee all preferences can be met. If I do not advise any preferences, I understand that Pickering & Company will assign roommates to my unit. If any facts listed above are determined to be false, it shall constitute a default of this agreement pursuant to paragraph 35, and in such event, the Lessor shall have the rights and remedies set forth in this agreement, including but not limited to Lessor's ability to terminate Resident's tenancy immediately and seek possession of the Premises and collect from Resident any damages incurred, including reasonable attorney's fees.

Signature of Applicant

Date

