

The Commons at Pembroke

Rental Qualifications

Resident

- **Criminal Background Check:** Background checks should not reveal any convictions or adjudication withheld at any time for the following: felonies, sexual crimes, crimes against children or larceny/robbery. Background checks should also not reveal any drug related crimes within the past 10 years.
- **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 three (3) 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.

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.

Resident Signature/Date

Guarantor Signature/Date

Referred By: _____



The Commons at Pembroke

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 \$ 250 (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 \$ 250 administrative fee (and/or security deposit). **Any cancellation after the 72-hour grace period will forfeit the entire 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: _____

Referred By: _____



The Commons at Pembroke

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

Referred By: _____



The Commons at Pembroke
Parental Guarantor(s) Application

| | | | | | |
|---------------------------|-----------|----------------------------|---|-----|----------|
| Name of Tenant | | | | | |
| Guarantor's Name | | | | | |
| Guarantor's Address | | | | | |
| Guarantor's City | | State | | Zip | |
| Guarantor's Phone | () | Social Security # | ()-()-() | | |
| Guarantor's Date of Birth | | Guarantor's e-mail address | | | |
| Guarantor Employer | | | | | |
| Employer's Address | | | | | |
| Employer's City | | State | | Zip | |
| Employer Phone | | | | | |
| Position Held | | Guarantor's Salary | \$ / <input type="checkbox"/> mo. <input type="checkbox"/> yr. | | |
| Bank Name | | | | | |
| Bank Address | | | | | |
| Bank City | | State | | Zip | |
| Bank Account No. | Acct. # 1 | | Acct. # 2 | | Acct. #3 |
| Guarantor Signature | | | | | |

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 GUARANTOR APPLICATION IS TRUE AND COMPLETE.** Material misrepresentation on this application will constitute a default under the lease or rental agreement between the parties.

Referred By: _____



The Commons at Pembroke Parental Guaranty

Parental/Sponsor Guaranty for _____ (“Tenant”)
Minimum guaranteed amount: \$ _____ (full lease amount)

THIS GUARANTY AGREEMENT is executed by the person(s) whose name(s) are signed below. It is understood that _____ (the “Tenant”) has applied to become a Tenant in the apartment community known as Collegiate Commons. The Agreement of Lease (the “Lease”) is incorporated herein and will be signed by the Tenant, subject to completion as appropriate. The Landlord requires, as a possible condition of the acceptance of the Lease a guarantee by the prospective Tenant’s parent(s), guardian, or other sponsor. The requirement of this Guaranty is in recognition that most Tenants in such community do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Tenant.

The undersigned represents that his or her relationship with the Tenant is that of _____ (parent(s), guardian, uncle, aunt or other - specify other).

In order to induce Landlord to lease to the Tenant, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full and performance of all obligations by Tenant under the Lease or any renewal, extension, increase or subsequent Agreement of Lease (whether for the same or different unit), and to pay all amounts owed pursuant to the Lease including, but not limited to, fines imposed pursuant to the Rules and Regulations, or Attorney’s fees incurred in the enforcement of the Lease or any renewal, extension or subsequent lease. PG initials _____

Guarantor authorizes Landlord to use reasonable and necessary means to verify information in this Guaranty and procure other information which may be required to evaluate the creditworthiness of the Guarantor, including, but not limited to, an investigation of the Guarantor’s credit through a credit reporting agency.

The guaranty may be enforced against Guarantor(s) without the necessity of recourse against Tenant or any parties responsible. Guarantor(s) consent(s) that any proceedings to enforce this Guaranty or related rights may be brought before the court sitting in the judicial district or circuit in which the leased property is located, and Guarantor(s) consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below. Any actions to enforce this Guaranty shall be governed by the laws of the state in which the leased property is located.

The Guarantor(s) acknowledges that it shall have liability under this Guaranty, notwithstanding any of the foregoing: (1) that the Landlord renews the Lease, grants Tenant extensions of time within which to pay amounts due or perform any of Tenant’s obligations under the lease, or the fact that the Guarantor was not notified of any changes or amendment to the Lease; (2) the failure of the Landlord to seek recourse against or sue the Tenant for any amounts due under the Lease prior to requiring payment from the Guarantor; (3) any belief that any other person was also going to sign or be obligated under this Guaranty; (4) the inability of the Tenant or any other guarantor to be responsible under the Lease or this Guaranty by virtue of their legal incapacity disability or bankruptcy; (5) the fact that the guarantor was not given prior notice of the default by Tenant under the Lease.

Failure of Landlord to enforce rights of recovery against other occupants of the Unit and any third parties shall not release Guarantor(s), provided Guarantor(s) is only liable for payments or obligations of Tenant whose name is set forth above in accordance with the terms of the Lease but shall be solely responsible as though Guarantor(s) were the Tenant.

In addition to the amounts guaranteed, Guarantor(s) agrees to pay a reasonable attorney’s fee and all costs imposed under the terms of the Lease or required as appropriate in enforcement of this Guaranty.

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

Signature _____ Date _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 200__

COMMISSION EXPIRATION DATE: _____

NOTARY PUBLIC SIGNATURE: _____

NOTICE: THIS DOCUMENT MUST BE NOTARIZED

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME(S) ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY SUBSEQUENT LEASE CONTRACT, IN WHICH THE TENANT HAS ENTERED.

Referred By: _____

