

The Pointe at Wimbledon

Rental Application & Security Deposit Criteria

Thank you for your interest in The Pointe At Wimbledon. In order to reside in our community, we require each adult occupant to meet certain rental criteria. Please note that these are our current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect.

1. **INCOME** – Each applicant must have verifiable monthly income of at least 3 times the market rent. Verification can include pay stubs, written verification from income sources, phone verification by an employer, statements from accountants and tax returns.
2. **RENTAL HISTORY** – Each applicant must have a satisfactory rental history. Satisfactory history is defined as no more than 2 late payments or returned checks, the resident gave adequate notice to vacate, and there are no outstanding obligations to the landlord. The previous landlord must state that they would be willing to re-rent to the applicant.
3. **CREDIT HISTORY** – All applicants will have their credit history checked through a credit information service. In the case of roommates, approval and security deposit amounts will be determined by averaging the beacon scores.
4. **SECURITY DEPOSIT** – The amount of security deposit due will be determined by the beacon scores included with the credit history. In roommate situations, to determine the security deposit required, beacon scores will be averaged. Cosigners beacon scores will not be considered. The guidelines are as follows:

700 & Above	\$100
650-699	\$200
625-649	\$300
600-624	\$400

The maximum security deposit will be required if no beacon score is available. The security deposit is due at the time of approval of application.

5. **PETS** – Pets are accepted and must be at least 1 year in age and will not exceed 50 lbs in Phase II- Bldgs 1666 & 1670 and 60 lbs in Phase I. Pets are not allowed in certain buildings. No exotic pets are allowed, and no more than 2 pets per apartment. We do not allow Pit bulls, Rottweilers or any other breed known for aggressive behavior. All breeds must have prior approval from management. All pet fees and deposits are due prior to move in. The pet deposit is \$150 per pet and the pet fee is \$150 per pet. There is an additional pet rent per pet due monthly.
6. **MOVE IN FEE** – The move in fee is \$165 which includes 1 application fee of \$50. Additional applications submitted will be charged an additional \$50 application fee. If you are denied based on the rental criteria, you will be refunded your move-in fee less the application fee. However, if your income verification is not into the office within 72 hours, you forfeit your move-in fees whether you are approved or denied.
7. **CANCELLATION OF APPLICATION** – If an applicant cancels an application for move in within 72 hours of submitting an application, the security deposit and move-in fee (less all application fees paid) will be refunded. After 72 hours the application fee and deposit will not be returned.
8. **CO-SIGNERS** – Co-signers are allowed for income requirements only. Co-signers must meet all rental criteria to be accepted. Co-signers are not accepted for credit worthiness.

I have read and understand the qualification criteria that will be used to review my Rental Application. I further understand that should my application be denied, my security deposit and move-in fee will be refunded to me less all application fees paid. This criteria is subject to change without notice.

Applicant Signature

Date

Applicant Signature

Date

The Pointe at Wimbledon

Application For Residency

Applicant's Name _____ Date of Birth _____ SS# _____
First Middle Last

Marital Status _____ Driver's License No. _____ State _____

Spouse's Name _____ Date of Birth _____ SS# _____
First Middle Last

Spouse's Driver's License No. _____ State _____

Other Occupants:

Name _____ Date of Birth _____ Relationship _____ Name _____ Date of Birth _____ Relationship _____

Name _____ Date of Birth _____ Relationship _____ Name _____ Date of Birth _____ Relationship _____

Present Address

Street _____ Apt. # _____ City _____ State _____ Zip _____

Dates: From _____ To _____ Monthly Payment _____ Present Phone No. _____

Present Apt. Name/Landlord/Mortgage Co. _____ Phone No. _____ Rent / Own _____

Reason for Moving _____ Moving From: Apt / Home / Condo / Other _____

Reason for Leasing Here _____

Previous Address

Street _____ Apt. # _____ City _____ State _____ Zip _____

Previous Apt. Name or Landlord _____ Address _____

Phone No. _____ Dates: From _____ To _____ Monthly Payment _____

Reason for Moving _____

Have you ever been evicted from any leased premises? Yes / No _____ If yes, explain _____

Present Employer _____ Position _____

Business Address _____ Business Phone No. _____

Street _____ City _____ State _____ Zip _____

Supervisor _____ Employer From _____ To _____

Previous Employer _____ Position _____

Business Address _____ Business Phone No. _____

Street _____ City _____ State _____ Zip _____

Supervisor _____ Employer From _____

Spouse's Employer _____ Position _____

Business Address _____ Business Phone No. _____

Street _____ City _____ State _____ Zip _____

Supervisor _____ Employer From _____ To _____

Total Anticipated Income From Move In Date Through the Next 12 Months

Annual Salary (including fees, tips, commission and bonuses) \$ _____

Annual Salary (Spouse) \$ _____

Additional Annual Income (child support, parental support, etc.) \$ _____

Source: _____

Total Anticipated Income \$ _____

Vehicle Year, Make & Model _____ Color _____ Tag No. & State _____

Registered To _____

Vehicle Year, Make & Model _____ Color _____ Tag No. & State _____

Registered To _____

Additional Vehicles

Do you own any pets? Yes / No _____ If so, how many? _____ Kind _____ Weight _____ Color _____ Age _____

Kind _____ Weight _____ Color _____ Age _____

Emergency Contact:

Name _____ Relationship _____

Address _____ Phone _____

The undersigned warrants and represents the information on this application to be true and correct. All persons/firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequences resulting from such information. Verification or re-verification of any information contained in the application may be made at any time by management, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application. The original copy of this application will be retained by management, even if the application is not approved. The undersigned applicant hereby authorizes manager to release any and all information contained in this application on behalf and for the benefit of the undersigned applicant.

Applicant has submitted an application fee to The Pointe at Wimbledon, which is a non-refundable payment for a credit check and processing charge of this application. Such sum is not a rental payment or security deposit. This amount will be retained by management to cover the cost of processing the application as furnished by the applicant; any false information will constitute grounds for rejection of application.

If my application is accepted, I understand the security deposit (pet & premises) will become my refundable security deposit upon meeting the terms of the lease and the community rules and regulations. If, for any reason, management decides to decline my application, then management will refund any good faith deposit and the non-refundable fees, excluding the application fee, to me in full. If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction, or the holding over of a prior resident, I understand that management will assess damages against the deposit for the amount of rental lost or any expenses incurred due to my cancellation. As those costs are difficult to ascertain, I agree to forfeit the refundable portion of the security deposit as liquidated damages for the apartment I agree to occupy.

Applicant's Signature _____

Spouse's Signature _____

THIS LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THE APPLICATION IS APPROVED BY MANAGEMENT. TITLE VIII of the CIVIL RIGHTS ACT of 1966 makes discrimination based on race, color, religion, sex, handicap, familial status, or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company: Department of Housing & Urban Development.

EQUAL CREDIT OPPORTUNITY ACT - The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington, D.C. 20580.