

Edwards Communities Management Company Rental Application

For Office Use Only		
Community:	New Address:	Blg. #:
Consultant:	Non Refundable Application Fee:	Non Refundable Membership Fee:
Today's Date: ____/____/____	Application Deposit:	Additional Deposit:
Time:	Pet Deposit:	Monthly Rent:
Date Occupancy Desired: ____/____/____	Move in Date: ____/____/____	Lease Dates: ____/____/____ to ____/____/____
Date Application Approved ____/____/____	Refused ____/____/____	Person Making Decision:
Date Applicant Notified Of: Acceptance: ____/____/____ Non Acceptance: ____/____/____	Method of Notification: ____ Phone ____ In Person ____ Letter	

Applicant (Each Co-Applicant Must Submit a Separate Application)

Applicant Name:		Date of Birth:	
Are you a U.S. Citizen?	YES	NO	If NO, INS Number:
Social Security Number:		Home Phone:	
Drivers License #:		Work Phone:	
E-mail Address:		Cell Phone:	
If Guarantor application, relationship to applicant:			

Vehicle Information

Year:	Color:	Make/Model:	License Plate #:
Registered To:			
Year:	Color:	Make/Model:	License Plate#:
Registered To:			

Rental History

Present Address:		City:	State:	Zip:
Landlord/Mortgage Company:		Landlord Phone:	Landlord Fax:	
Move in Date:	Monthly Payment:	Reason for Leaving:		
Previous Address:		City:	State:	Zip:
Landlord/Mortgage Company:		Landlord Phone Number:	Landlord Fax:	
Move in Date:	Monthly Payment:	Reason for Leaving:	Move Out Date:	

Employment History

Present Employer (Name of Company):		Position/Title:		
Employer Address:		City:	State:	Zip:
Gross Monthly Income/Hourly Wage:		Employer Phone:	Employer Fax:	
Supervisor & Position/Title:			Start Date:	
Previous Employer (Name of Company):		Position/Title:		
Employer Address:		City:	State:	Zip:
Gross Monthly Income/Hourly Wage:		Employer Phone:	Employer Fax:	
Supervisor & Position/Title:			Start Date:	End Date:

Other Income

Source:	Monthly Gross:	Source:	Monthly Gross:
Source:	Monthly Gross:	Source:	Monthly Gross:

Financial History

Bank Name:	Branch Address:	Account Number:	Savings	Checking
Bank Name:	Branch Address:	Account Number:	Savings	Checking

For the following questions, check YES or NO. If YES, then complete the questions to the right.

Have you ever filed bankruptcy?	YES	NO	County/State Filed:	What Year?
Have you ever had any public record suits, liens, judgments or repossessions?	YES	NO	What type?	What Year?
Have you ever broken a lease or been evicted from any type of housing?	YES	NO	Details:	What Year?
Have you ever willfully or intentionally refused to pay rent, a mortgage or car loan?	YES	NO	Details:	What Year?

Additional Information

Have you ever been convicted of, or plead guilty or no contest to any criminal offense?	YES	NO	Details	What Year?	
Do you own a pet?	YES	NO	How Many?	Type(s):	Breed(s):
			Name(s):	Weight(s):	Color(s):

Emergency Information

In case of emergency, please notify:		Relationship:	
Address:	Phone (1):	Phone (2):	
Secondary Contact Name:		Relationship:	
Address:	Phone (1):	Phone (2):	
If Applicable, Parent(s) Contact Information			
Father Name:	Phone:	Mother Name:	Phone:

I warrant this application and the contents to be true, accurate and complete. By signing below, I authorize the use of any credit reporting/screening agencies to investigate my character, verify my credit, and to validate the accuracy of all information recorded above. I understand that a credit check will appear on my credit report as an inquiry. Further, I understand that any false statements, misrepresentations, inaccurate information, or failure to supply the data requested, will be grounds for disapproval of my application, and will result in the retention of my application fee, membership fee and application deposit as liquidated damages, or termination of my lease.

I hereby deposit the sum of \$_____ as a **nonrefundable** application fee and \$_____ as an application deposit.

If the application is not approved, the application deposit will be refunded to you in 30 days of such disapproval, except as noted above with regard to false or inaccurate information. If the application is cancelled or withdrawn beyond the first 24 hours following submission, whether approved or not, the application fee and application deposit will be retained as liquidated damages.

If the application is approved, \$_____ of the application deposit will be credited toward the membership fee, and \$_____ will be credited toward the required security deposit when the Lease Agreement is signed by all parties.

Applicant Signature

Date

Property Management Signature

Date

ALL APPLICANTS ARE SUBJECT TO OWNER'S APPROVAL. IT IS THE POLICY OF EDWARDS COMMUNITIES MANAGEMENT COMPANY TO ACCEPT, PROCESS, AND SELECT APPLICATIONS WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, NATIONAL ORIGIN, MILITARY STATUS, DISABILITY OR ANCESTRY.

