

KNAPP PROPERTIES

RESIDENT SELECTION CRITERIA AGREEMENT

I understand that my Knapp Properties apartment application is contingent upon my eligibility for the Knapp Properties rental program according to the rules and regulations established by the U.S. Department of Housing and Urban Development and my eligibility under Knapp Properties *Resident Selection Criteria*. I understand that Knapp Properties reserves the right to reject an application for Knapp Properties rental for any one or any combination of reasons listed below:

- -unverifiable current rental history
- -unverifiable past rental history
- -unacceptable current rental history
- -unacceptable past rental history
- -owing money at current rental
- -owing money at past rental
- -failure to provide rental history(or proof of residence) for the last two(2) full years
- -unacceptable credit history
- -failure to disclose requested information in the application
- -providing false or misleading information on the application
- -failure to meet Knapp Properties requirements
- -failure to cooperate with Knapp Properties requirements
- -failure to provide requested information in a timely manner (i.e.: within 10 days of written request)
- -failure to provide photo identification upon submitting the application for housing
- -a history of criminal convictions, including but not limited to the manufacturing or distribution of controlled substances. Examples of such crimes include assault, battery, sex-related crimes, crimes involving children, harassment/stalking, murder, rape, and drugs.
- -convictions (felony and misdemeanor) for crimes related against minors
- -convictions (felony and misdemeanor) for crimes involving or against people including but not limited to physical violence to persons or property which have occurred in the last 15 years and which may endanger the health, safety or welfare of other residents.
- -unacceptable behavior during the application process including, but not limited to, intoxication while conducting business with management staff, or abusive or threatening language or acts toward management or staff, residents or other persons on the property
- -applicants with pets must have prior written permission from Management with the exception of service animals that are considered to be auxiliary aids.

I understand and agree Management's rights to reject my application for Knapp Properties rentals for any of the above reasons. I further understand that Management has a written Resident Selection Plan and it is available at the rental office if I wish to review its contents.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

RESIDENTIAL LEASE APPLICATION

Application Fee: _____ Administrative Fee: _____

Property Address: _____ Unit #: _____

Anticipated Move-In Date: _____ Monthly Rent: _____ Security Deposit _____

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Applicant was referred to Landlord by: _____

Applicant Name (First, Middle, Last): _____

Applicant's Current Address: _____ Apartment #: _____

City: _____ State: _____ Zip: _____

Months at this address: _____ Start Date: _____ Monthly Rent: _____ On Lease: YES NO

Reason for Moving: _____ Landlord's Name: _____

Landlord's Phone: _____ Landlord's Email: _____

Was proper notice given? YES NO

Work Phone: _____ Home Phone: _____

Mobile Phone: _____

Date of Birth: _____

Driver's License Number&State: _____ Copy of Driver's License Obtained: YES NO

Email: _____ Social Security Number: _____

Applicant Former Last Name (maiden or married): _____

Marital Status: _____ Citizenship (country): _____

Applicant's Current Employer Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Supervisor's Name: _____ Phone: _____

Email: _____ Position: _____ Monthly Gross Salary: _____

How long have you been employed with this company-Start Date: _____

Describe any other income that you would want to be considered in application process:

Applicant's Previous Employer: _____

Address: _____ City: _____ State: _____ Zip: _____

Supervisor's Name: _____ Phone: _____

Email: _____ Position: _____ Monthly Gross Salary: _____

How long have you been employed with this company-Start & End Dates: _____ to _____

Emergency Contact (Name & Relationship): _____

Address: _____

Phone Number: _____ Email: _____

Vehicle Information:

Make/Model _____ Color _____ Year _____ License Plate # _____ State _____

Name all other persons who will occupy the property (Age if under 18):

Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____
Name: _____ Relationship: _____ Age: _____

Have you ever been EVICTED? YES NO If yes, explain? _____

Have you ever been convicted of a felony? YES NO If yes, explain? _____

Do you have any criminal charges pending, awaiting disposition or looming in any way? YES NO

List all pets (Service or Emotional Support Animals) to be kept on the Property (dogs & cats)

Type/Breed _____
Name _____
Color _____
Weight _____
Age _____
Gender _____

Documentation for Support Animal _____

Vaccinations Current? YES NO

Neutered/Spayed? YES NO

House Broken? YES NO

Previous Noise Complaints? YES NO

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I/We, the undersigned, certify that the information given on this application is declared to be factual and true. (Management reserves the right to reject any application because of misrepresentation.) I/We agree to allow management to obtain a copy of my credit report from a credit bureau. If this application is accepted, I/We will abide by all of the policies of management. I/We acknowledge that acceptance of this application deposit does not imply approval, and application deposit will be returned in event of rejection. I/We FURTHER ACKNOWLEDGE THAT THIS DEPOSIT WILL BE FORFEITED IN FULL AS LIQUIDATED DAMAGES IF I/We DO NOT ACCEPT OCCUPANCY ON APPROVAL OF THIS RENTAL APPLICATION. I/We understand that I/We will acquire no rights to an apartment until: 1) Approval and acceptance of this application; 2) A rental agreement is signed by all parties; 3) Remittance of an initial payment of \$_____ of which fifty dollars (\$50.00) will serve as an application processing fee and will not be refundable and the balance of the security deposit held by Landlord in trust to secure the performance of the rental agreement; 4) Payment of one full month's rent is paid in advance before occupancy of the apartment. A copy of the apartment lease contract and/or any community policies pertaining to this rental property are available to me/us should I/we wish to see them.

Applicant Signature _____ Date _____

FOR OFFICE ONLY:	
Date application received: _____	Reason not approved: _____
Application Approved: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Welcome/Denial Letter: _____
Date Applicant Notified: _____	Amount due on move-in date: _____
# of Month Lease _____	Parking: _____ Storage: _____
Deposit Amount: _____	Date Deposit Paid: _____ Date Admin Fee Paid: _____