

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 _____

Applicant was referred to Landlord by: _____

Applicant Name (First, Middle, Last): _____

Applicant Former Last Name (maiden or married): _____

Email: _____ Home Phone: _____

Work Phone: _____ Mobile Phone: _____

Emergency Contact (Name & Relationship): _____

Phone Number: _____ Email: _____

Marital Status: _____ Citizenship (country): _____

Social Security Number: _____ Driver's License Number: _____

Date of Birth: _____ Copy of Driver's License Obtained: YES NO

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

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Applicant's Current Address: _____ Apartment #: _____

City: _____ State: _____ Zip: _____

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

How long have you lived at the current address: _____

Monthly Rent Amount: _____ Reason for move: _____

Vehicle Information:

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

Applicant's Current Employer: _____

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

Supervisor's Name: _____ Phone: _____

Email: _____ Position: _____

How long have you been employed with this company: _____ Monthly Gross Salary: _____

Applicant's Previous Employer: _____
Address: _____ City: _____ State: _____ Zip: _____
Supervisor's Name: _____ Phone: _____
Email: _____ Position: _____
How long have you been employed with this company: _____ Monthly Gross Salary: _____

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

Have you ever been EVICTED? YES NO

Have you ever been convicted of a felony? YES NO If yes, how many years ago? _____

List all pets to be kept on the Property (dogs & cats)

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

Vaccinations Current? YES NO

Neutered/Spayed? YES NO

House Broken? YES NO

Previous Noise Complaints? YES NO

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 THE SECURITY DEPOSIT MUST BE PAID TO SECURE A UNIT. ONCE THE APPLICATION IS ACCEPTED THE APPLICANT ACKNOWLEDGES THAT THE SECURITY DEPOSIT WILL BE FORFEITED IN FULL AS LIQUIDATED DAMAGES IF A CANCELLATION OR TERMINATION OF THE APPLICATION OR LEASE IS SUBMITTED BY THE APPLICANT. 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: _____



ADDENDUM TO LEASE

If you or someone associated with you has a disability, he/she may request a reasonable accommodation.

Please check Yes or No below.

I would like to request a reasonable accommodation.

YES or **NO**

Applicant Name: _____

Applicant Signature: _____

Date Signed: _____

Manager/Agent: _____