

Application for Residency: Stratford at Lowry

Personal Information:

Name: (First) _____ (MI) _____ (Last) _____
Date of Birth: _____ Social Security Number: _____
Driver's License No.: _____ State: _____ Email: _____
Cell Phone: _____ Home Phone: _____ Work Phone: _____

Others Who Will Reside in Apartment on a Permanent Basis:

Name: _____ Relationship to You: _____ Date of Birth: _____
Name: _____ Relationship to You: _____ Date of Birth: _____
Name: _____ Relationship to You: _____ Date of Birth: _____

Present Address:

Street and Apt#: _____ City, State, Zip: _____
☐ Rent ☐ Own ☐ Family Dates: from: _____ to: _____ Monthly Payment: _____
Landlord/Lender: _____ Phone: _____

Previous Address: (if less than one year)

Street and Apt#: _____ City, State, Zip: _____
☐ Rent ☐ Own ☐ Family Dates: from: _____ to: _____ Monthly Payment: _____

Have you ever been convicted of or pled guilty or "no contest" to any felony or misdemeanor? Yes: ☐ No: ☐

Have you ever been convicted of or pled guilty or "no contest" to a sexual offense? Yes: ☐ No: ☐

Have you ever been evicted? Yes: ☐ No: ☐

Do you currently have any unresolved debts to a landlord? Yes: ☐ No: ☐

Current Employer:

All Income Must Be Verified Prior to Approval

Company Name: _____ Position: _____
Address: _____ Phone: _____
Supervisor Name: _____ Employed Since: _____ Yearly Income: _____

Other Income: (ie: Social Security, Child Support, Retirement, etc.)

Type of Income: _____ From: _____ Amount Monthly: _____

Pet Information:

Handicapped/assistance animals used for disabilities are not considered pets

Do you have any pets? _____ If so, how many? _____
Breed: _____ Age: _____ Color: _____ Gender: _____ Weight: _____ Name: _____
Breed: _____ Age: _____ Color: _____ Gender: _____ Weight: _____ Name: _____
Breed: _____ Age: _____ Color: _____ Gender: _____ Weight: _____ Name: _____

Vehicle Information:

Make, Model, Year: _____ Color: _____ License Plate, State: _____
Make, Model, Year: _____ Color: _____ License Plate, State: _____

Emergency Contact:

Should be someone not living with you

Name: _____ Relationship: _____ Phone: _____
Address: _____ Email: _____

The Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, prohibits discrimination in the rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency, which administers compliance with this law, is the U.S. Department of Housing and Urban Development.

This is to inform you that as part of our procedure for processing your application, an Investigative Consumer Report may be prepared whereby information is obtained through personal interviews with your landlord, employer, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, mode of living, and credit report. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation (Fair Credit Reporting Act).

I hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and pursuant to the terms of the lease. If I fail to sign the lease and/or pay agreed rental monies, security deposit, utility fees, or other required charges as shown on this application, the \$_____ holding fees accompanying this application shall be retained by landlord as liquidated. Any deposit left will be retained if cancellation is not done within 72 hours.

By signing this application, I declare that all of my responses are true and complete and authorize agent of the lessor to verify any information, references, and credit records, and perform a criminal background check. Any false statement on this application can lead to rejection of the application or immediate termination of the lease.

Applicant's Signature

Date

Agent's Signature

Date



Rental Selection Criteria

Effective January 13, 2012

A separate rental application must be processed on all prospective residents 18 years of age or older, and an application fee paid for each applicant. A valid form of legal identification is required at the time of application and move-in. All prospective residents will be qualified on the following criteria.

IDENTIFICATION – Acceptable forms of legal identification are a valid social security number, work or student visa, I-20 form, and/or Alien Identification Card (also known as a Green Card). If the applicant has a valid work or student visa, I-20, or Alien Identification Card, it must be valid through the term of the lease and must be provided prior to acceptance. A TIN or ITIN may be accepted only with at least one other acceptable form of identification listed above.

CREDIT HISTORY – The first step in the application process is a credit report which will be processed on each applicant. Approval will be based on the indicators of future rent payment performance. A score in the “approved” or “conditional approved” range must be obtained for the approval process to continue. If applicant takes exception with the credit findings, he or she is responsible for contacting the credit bureau.

INCOME – Applicant(s) must have a verifiable source of income that when combined the gross amount is equal to a minimum of 2.5 times the monthly rent.

If retired or unemployed, applicant must provide other sources of verifiable regular monthly income (for example: investments, trust funds, child support, alimony, etc.) that cover 2.5 times the monthly rent for monthly income sources; or cover the entire amount of the lease term (for example: savings accounts).

EMPLOYMENT - When applying, it is the obligation of the applicant(s) to provide proof of employment through a copy of two (2) most current paycheck stubs; or if self employed the previous year’s tax return or W-2; or job offer letter stating the start date and salary on company letterhead.

Students must provide documentation of full-time student status (12 credit hours); if income cannot be verified, a co-signer or additional deposit will be required.

CONDITIONAL APPROVAL – An Additional Deposit equal to up to one month’s rent or co-signer will be required if the credit score is in the “conditional approval” range or criteria for any one of Income, Employment or Rental History have not been met, or have only been partially met. All adverse action requirements will be combined when reviewing multiple applications.

Note: In the event a co-signer is required, he/she must complete an *Application for Residency* and meet all of the Rental Selection Criteria. A co-signer will be fully responsible for the *Lease Agreement* if the occupying resident(s) default.

CRIMINAL BACKGROUND CHECK – A criminal background check will be used as part of the qualifying criteria at this community.

CORPORATE LEASES – An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the Colorado Secretary of State. A credit report will be accessed to determine the company’s ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or additional deposit may be required.

AUTOMATIC DENIAL FOR RESIDENCY - An Applicant will automatically be denied for the following reasons:

- ☐ Falsification of any information on the Rental Application
- ☐ Credit score in the “decline” range
- ☐ Anyone currently in the process of filing a bankruptcy
- ☐ Having been evicted by a previous landlord for cause
- ☐ Any unresolved debts to a landlord or mortgage holder, (unless debt is paid prior to approval of rental application).
- ☐ Rental applicants who have charges against them for one or more criminal offenses involving violence, sexual offenses, drug-related activity, injury to person or damage to property, including, without limitation, homicide, battery and assault, sexual assault, possession or sale of an illegal substance, burglary or theft, illegal possession or sale of weapons
- ☐ Rental applicants who have been convicted of one or more of such criminal offenses
- ☐ Rental applicants who have pleaded guilty or no contest to one or more of such criminal offenses
- ☐ Rental applicants who have had one or more of such criminal offenses disposed of other than by an acquittal or finding of “not guilty”.

OCCUPANCY STANDARDS – the maximum number of occupants per apartment are as follows; 1 Bedroom – 2 persons; 2 Bedroom – 4 persons; 3 Bedroom – 6 persons. If for any reason the number of occupants exceeds the maximum number for that floor plan, resident may be able to transfer to the appropriate floor plan, (subject to availability of alternate floor plan types and resident’s compliance with existing lease agreement), to comply with the occupancy limits, or vacate the apartment subject to the terms and conditions of the lease agreement and supporting addenda.

This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

I/We have read the above and understand the criteria from which the application(s) will be approved or denied.

_____ Applicant Signature	_____ Date	_____ Applicant Signature	_____ Date
_____ Applicant Signature	_____ Date	_____ Applicant Signature	_____ Date

Applicant(s) must receive a copy of this receipt.



Equal Housing
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