

ALARA LINKS AT WESTRIDGE
APPLICANT QUALIFICATION STANDARDS & AVAILABILITY STATEMENT

Alara Links at Westridge does business in accordance with the Fair Housing Act. All occupants over the age of 18 must qualify. All non-dependent leaseholders or non-dependent occupants of legal age must fill out an application and are considered to be applicants. Each applicant must complete an application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Qualification is determined using a credit analysis model, income verification, and criminal background history. Resident history may be evaluated based upon the outcome of credit analysis. Each applicant's credit and criminal status will be individually evaluated; leaseholders' income will be combined for credit scoring.

Occupancy Guidelines: The maximum occupancy standards are listed below. There are no exceptions.

- One Bedroom: 3
- Two Bedroom: 5
- Three Bedroom: 7
- Studio: 2

Credit Analysis: A credit report will be secured and evaluated for all leaseholders.

Income/Employment: Gross annual income for all leaseholders is combined and entered into the credit-scoring model for each applicant. All applicants income combined must meet or exceed 3 times the amount of the total rent. Additional sources of income may be considered. Guarantors, if required, will meet a minimum monthly income of four times the monthly rental amount.

Criminal History: A criminal background check will be conducted for each applicant. The criminal search will be run for all addresses at which the applicant(s) has resided over the previous 24 months. The application will be rejected for any of the following reported criminal related reasons that have occurred within the ten (10) years prior to the application date:

- Felony conviction
- Any terrorist related conviction
- Any illegal drug related conviction
- Any prostitution related conviction
- Any sex related conviction
- Any cruelty to animals related conviction
- Misdemeanor conviction involving crime against persons or property
- Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication"
- Active status on probation or parole resulting from any of the above

Rental History: Rental history for the past 24 consecutive months will be evaluated based on the outcome of the credit analysis.

Additional Deposits/Guarantors: An additional deposit and/or guarantor may be required based on the outcome of the credit analysis, income verification, or rent history of the applicant(s). Guarantors are required to make 4 times the total rent.

Apartment Availability: The listing of available apartments to rent is updated as each apartment becomes available. This may occur at varying times throughout the day and accordingly, available listing at business day begin may differ from the available listing at business day end. An apartment becomes available to lease when Management receives a notice to vacate, and/or receives the keys, and/or validates a vacancy.

An application fee of \$31.00 must be paid by each individual applicant. This fee covers all costs associated with credit scoring.

Applicant Signature

Date



ALARA LINKS AT WESTRIDGE RENTAL APPLICATION
(CONVENTIONAL)
(Each person over 18 and not a dependent must submit a separate application) "

To be completed by Owner or Owner's Representative:

COMMUNITY NAME: _____
 APT. NO. ASSIGNED: _____ M-IN DATE: _____ LEASE TERM: _____
 STREET ADDRESS OF APT. NO. _____
 RENTAL RATE OFFERED: _____
 CONCESSION OFFERED: _____
 DATE COMPLETED APPLICATION RECEIVED: _____
 DATE APPLICANT NOTIFIED OF APPROVAL/DENIAL: _____ PROPERTY REP.: _____

GENERAL INFORMATION ON APPLICANT

First Name (Full Legal Name)	Middle Initial	Last Name	Social Security Number		
Present Street Address	City	State	Zip	Telephone No.	Email
Date of Birth	Drivers License No. and State		OR Govt. Issued Photo ID No.		
Have you ever been known under any other names or aliases?			Yes	No	
If Yes, please list: _____					
List States resided in for the past 10 years from this application date: _____					
List Counties/Parishes resided in for the past 10 years from this application date: _____					
How did you hear about us? _____					
(If Locator Service, please list company and Agent's Name)					

GENERAL INFORMATION ON ADULT DEPENDENT (if applicable)

First Name (Full Legal Name)	Middle Initial	Last Name	Social Security Number		
Present Street Address	City	State	Zip	Telephone No.	Email
Date of Birth	Drivers License No. and State		OR Govt. Issued Photo ID No.		
List States resided in for the past 10 years from this application date: _____					
List Counties/Parishes resided in for the past 10 years from this application date: _____					

EMPLOYMENT HISTORY ON APPLICANT

Name of Present Employer					
Employer's Street Address	City	State	Zip	Telephone No.	Email
Position Held with Present Employer		Gross Monthly Income		Length of Employment	
Supervisor's Name			Telephone Number		
<i>If current employment is less than 6 months, please complete previous employment.</i>					
Name of Previous Employer					
Previous Employer's Street Address	City	State	Zip	Telephone No.	Email
Position Held with Previous Employer		Gross Monthly Income		Length of Employment	
Previous Supervisor's Name			Telephone Number		

CREDIT HISTORY

Do you have any other non-work income you want considered (alimony, child support, investments)? Yes No
 If yes, please explain: _____
 Have you or any other prospective residents ever owned a home? Yes No

RENTAL AND CRIMINAL HISTORY - List a minimum of 24 months of rental/mortgage history.

Name of Present Landlord	Monthly Rental Rate	Date Moved In	Date Moved Out		
Street Address	City	State	Zip	Telephone No.	
Name of Previous Landlord (immediately prior to the Present Landlord)	Monthly Rental Rate	Date Moved In	Date Moved Out		
<i>(If Applicant and Applicant's Spouse are completing this Application, name all Landlords for both parties)</i>					
Street Address	City	State	Zip	Telephone No.	

Have you or any other occupants listed on this Application ever (**check if applicable**); you represent the answer is "No" to any item not checked below):

been evicted or asked to move out? broken a rental agreement or lease contract? been or are currently delinquent to a previous landlord? declared bankruptcy; if so, when?: _____ been convicted for either a felony, a sex-related offense or a misdemeanor? If yes, please explain: _____	received deferred adjudication for either a felony, a sex related offense or a misdemeanor? If yes, please explain: _____ been arrested for any crime which has not been fully adjudicated (by dismissal, acquittal, deferred adjudication or conviction)? If yes, please explain: _____
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OTHER OCCUPANTS (list all persons not signing this Application who will be listed on the lease)					
Name	Social Security Number	Relationship to Applicant M / F			
Date of Birth	Drivers License No. and State OR Govt. Issued Photo ID No.				Sex
Name	Social Security Number	Relationship to Applicant M / F			
Date of Birth	Drivers License No. and State OR Govt. Issued Photo ID No.				Sex
Name	Social Security Number	Relationship to Applicant M / F			
Date of Birth	Drivers License No. and State OR Govt. Issued Photo ID No.				Sex
ANIMALS					
Do you or any other prospective resident or occupant have an animal? Yes No If yes, please list:					
Type	Breed	Weight	Color	Age	Name
Type	Breed	Weight	Color	Age	Name
YOUR VEHICLE(S) If Applicant will be parking a vehicle on the property, please provide the following information:					
Vehicle Type (car, motorcycle, truck)	Make of Vehicle	Model	Year	State/License Plate No.	
Vehicle Type (car, motorcycle, truck)	Make of Vehicle	Model	Year	State/License Plate No.	
EMERGENCY In case of emergency, notify (preferably a relative over the age of 18 years):					
Name	Relationship	Address	Home Phone No.	Work Phone No.	

In the event that the Applicant becomes a resident in Owner's apartment community, Applicant's execution of this Application shall authorize the Owner, in the event of the Applicant's death to: (i) grant to the person designated above access to the Applicant's unit at a reasonable time and in the presence of the Owner or the Owner's agent; (ii) allow this person to remove any of the Applicant's property or any other contents found in the Applicant's unit or any of Applicant's property located in the mailbox, storerooms or common areas; and (iii) refund the Applicant's security deposit, less lawful deductions, to this person. Applicant also authorizes the Owner to allow this person access to remove all contents of the unit as well as property in the mailbox, storerooms and common areas in the event that Applicant becomes seriously ill.

AUTHORIZATION: Applicant represents that all of the above information is true and complete and authorizes the verification of same and the performance of a credit check on Applicant as appropriate by all available means. *In the event that Applicant provides any false or misleading information in this Application, Owner shall have the right to automatically reject this Application and the Application Deposit and Administrative Fee will be automatically forfeited by the Applicant.* Applicant further acknowledges that an investigative consumer report includes information as to character, general reputation, personal characteristics, and mode of living, whichever are applicable, of the Applicant may be made and that any person on which an investigative consumer report will be made has the right to request a complete and accurate disclosure of the nature and scope of the investigation requested and also has the right to request a written summary of the person's right under The Fair Credit Reporting Act. **Applicant hereby authorizes the Owner or the Owner's Agent to obtain and hereby instructs any consumer reporting agency designated by Owner or Owner's Agent to furnish a consumer report under The Fair Credit Reporting Act to Owner or Owner's Agent to use such consumer report in attempting to collect any amount due and owing under this Application, the Applicant's lease (to be executed after Application approval) or for any other permissible purpose.**

APPLICATION DEPOSIT AND NON-REFUNDABLE FEES:

Simultaneously with the execution of this Application, Applicant has paid:

Application Deposit (the "Application Deposit")	\$ _____	Check Number	_____
Non-Refundable Application Fee	\$ _____	Check Number	_____
Administrative Fee (Property Specific)	\$ _____	Check Number	_____
Total	\$ _____		

Applicant acknowledges that Owner's acceptance of Applicant as a resident at the property is conditional upon: (i) Owner's approval of this Application; and (ii) receipt of an executed Apartment Lease Agreement from Applicant. In the event any of these conditions have not been met, Owner shall have no obligation to lease to Applicant.

The Application Deposit is not considered a security deposit under this Application or applicable law. The Application Deposit will either be: (i) credited to the required security deposit pursuant to an Apartment Lease Agreement executed by Applicant; (ii) refunded to Applicant as provided herein; or (iii) retained by Owner as liquidated damages as provided herein.

Application Deposit Credited to Security Deposit

In the event that this Application is approved by Owner and Applicant meets all other conditions of occupancy, executes an Apartment Lease Agreement with Owner as and when required by Owner, the Application Deposit shall be credited towards the security deposit identified in the Lease.

Application Deposit Refunded and Administrative Fee Returned

If this Application is denied, the Application Deposit and Administrative Fee will be refunded to Applicant within 30 days of submitting application.

Application Deposit and Administrative Fee Retained by Owner

Owner shall be entitled to retain the Application Deposit and Administrative Fee as liquidated damages; in which case, all further obligations to lease the premises to Applicant shall be terminated if: (i) the Application is withdrawn, for any reason, after signing this Application; or (ii) the Application is accepted, but Applicant does not sign an Apartment Lease Agreement as and when required by Owner; or (iii) if the Applicant has provided false or misleading information within this Application. For the purposes of this provision, if the Applicant is required to pay an additional Application Deposit in order to qualify for occupancy, the Application shall be deemed conditionally accepted prior to the payment of such additional Application Deposit and the failure to pay the additional Application Deposit will entitle Owner to retain the originally paid Application Deposit, even if the Application is subsequently rejected by the Applicant's failure to pay the required additional Application Deposit.

Dated effective on the date Owner or Owner's representative has received a completed Application from Applicant, as indicated above.

OWNER:

_____ APARTMENTS

Signature: _____

Name Printed: _____

Date: _____

APPLICANT:

Signature: _____

Name Printed: _____

Date: _____

