RESIDENTIAL RENTAL APPLICATION

For inquiries about the rental property, please contact Ashley Peyerk at:
Email Address: ashley@garlandapartments.net
Phone: (586) 422-4770

RENTAL PROPERTY

Rental Property Address: _____, Clinton Township, MI 48038
Date of Availability: TBD by the Landlord's Agent
Application Fee: $50.00 per applicant, 18 years and older

APPLICANT'S PERSONAL INFORMATION *(*Required Fields)*

*Name: _____
*Email Address: _____
*Cell Phone: (_____) _____ Alternative Phone: (_____) _____
*Date of Birth: _____ *Social Security Number: _____
*Driver's License Number: _____
*DESIRED MOVE-IN DATE: _____

CO-APPLICANT'S PERSONAL INFORMATION *(if applicable *required fields*)*

*Applicant or Cosigner (please write which one): _____
*Name: _____
*Email Address: _____
*Cell Phone: (_____) _____ Alternative Phone: (_____) _____
*Date of Birth: _____ *Social Security Number: _____
*Driver's License Number: _____

OTHER OCCUPANTS' INFORMATION *(if applicable)*

Name: _____ Relation to Applicant: _____
Date of Birth: _____ Social Security (if older than 18 years of age): _____
Approve Background check being ran: ☐ Yes ☐ No

Name: _____ Relation to Applicant: _____
Date of Birth: _____ Social Security (if older than 18 years of age): _____

Name: _____ Relation to Applicant: _____
Date of Birth: _____ Social Security (if older than 18 years of age): _____

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RENTAL HISTORY

I. **Current Residence –** *If there are two separate addresses, please provide them both and answer the same questions.*

Current Address: _____ City, State, Zip _____

Current Address: _____ City, State, Zip _____

How long have you been residing at this address? _____

Monthly Rent: _____ Landlord's Name: _____

Landlord's Contact Number: _____

Reason(s) for leaving this property: _____

Please respond for both applicants if there are more than one applicants.

Have you ever been evicted from a rental residence? ◯ Yes ◯ No

Have you missed two or more rental payments in the past 12 months? ◯ Yes ◯ No

Have you ever refused to pay rent when due? ◯ Yes ◯ No

If you have answered YES to any of the above, please state your reasons and/or circumstances:

_____

EMPLOYMENT DETAILS

I. **Current Employment** – *Both Applicant and Co-Applicant's information are required if there is a co-applicant listed above.*

Employment Status: ◯ Full-Time ◯ Part-time ◯ Student ◯ Unemployed ◯ Retired

Current Employer: _____ Phone: _____

Job Title: _____ Date Hired: _____

Monthly Income:$ _____ Other Sources of Income: _____

Employment Status: ◯ Full-Time ◯ Part-time ◯ Student ◯ Unemployed ◯ Retired

Current Employer: _____ Phone: _____

Job Title: _____ Date Hired: _____

Monthly Income:$ _____ Other Sources of Income: _____

PROOF OF INCOME

The applicant(s)/co-signer's is required to attach proof of their income to this rental application form. Acceptable documentation includes pay stubs, employer's letter/certificate, bank statements or copies of the previous year's tax return.

EQUAL HOUSING OPPORTUNITY

ACADIA

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CREDIT HISTORY AND BACKGROUND CHECK AUTHORIZATION

	Applicant #1	Applicant/Cosigner #2
Have you declared bankruptcy in the past seven (7) years?	◯ Yes ◯ No	◯ Yes ◯ No
Do you consent to a credit check?	◯ Yes ◯ No	◯ Yes ◯ No

Is there anything that we may find in our **credit** check that you want to comment on? **NOTE:** We will ask for a copy of your driver's license at time of signing the lease agreement.

_____

CRIMINAL BACKGROUND CHECK AUTHORIZATION

	Applicant #1	Applicant/Cosigner #2
Do you consent to a criminal check?	◯ Yes ◯ No	◯ Yes ◯ No

If yes, is there anything that we may find in our **criminal** check that you want to comment on or know ahead of time?

_____

_____

ADDITIONAL INFORMATION

I. SMOKING

The Landlord does not allow smoking of cigarettes or smoking of any kind inside the rental apartments or anywhere on the grounds or property of the rental community. As stated in the lease immediate eviction proceedings will begin if a tenant is in violation. Although marijuana use is legal in Michigan we are a private property and can and will continue to restrict use on the grounds and inside of our apartments. This includes vaping, cigarettes, marijuana, hookahs, etc.

II. WATERBEDS

The Landlord does not allow the use of waterbeds, water furniture or any aquatic aquariums on the premises.

III. Parking

The rental property includes a total of 2 spaces: 1 attached garage and 1 driveway parking space for the tenant's use. Additional parking throughout the complex is used for guest parking only. There is absolutelty no parking allowed in the street at any given time.

How many vehicles will you be bringing? one or two ◯ 1 ◯ 2

IV. Appliances

The units are not guaranteed to come with the same exact appliances as the model (or shown in picutres, virtual tours etc.), including by not limited to brand and style. While we will try our best to provide the same ones, we do not guarantee them to be.

EQUAL HOUSING OPPORTUNITY

ACADIA

V. **PETS**

The Landlord does not allow pets (dogs and cats) in the rental property. The exception to the pet policy is if the tenant has a service animal or emotional support animal. If you have one of these types of animals please write yes and still provide the type of animal and breed.

a. Do you own a pet? ◯ Yes ◯ No

If YES, please describe the type pet, including but not limited to the type of breed: _____

_____.

I declare that the information I have provided is true and correct and contain no misrepresentations. If misrepresentations are found after a residential lease agreement is entered into between the Landlord and Applicant, the Landlord shall have the option to terminate the residential lease agreement and seek all available remedies.

The Applicant authorizes the Landlord to verify all references and facts, including but not limited to current and previous landlords, employers and personal references. The Applicant understands that incomplete or incorrect information provided in the application may cause a delay in processing or may result in the denial of application.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____

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APARTMENTS
A TOWNHOME COMMUNITY

NEW CONSTRUCTION APARTMENT RESERVATION AGREEMENT

For Unit Address:	

APPLICANTS & HOUSEHOLD MEMBERS - list all people who will be occupying the apartment	

RESERVATION PROCESS:

Application Fee - Applicant must submit a $50 application fee, per applicant (18 years or older). This fee is to process credit and criminal background checks and is non-refundable whether the application is approved or denied. Applicant has knowingly sent the funds to our paypal account, should the applicant have paid by paypal and not another form of payment _____/_____.

Reservation Process: Approximately 30 Days prior to apartment completion, management will confirm the expected move-in date with the applicant. The applicant must execute a Lease Agreement and pay the approved **Security Deposit, First months rent, Last months rent, and cleaning fee** within 48 Hours of receipt of the approval letter. First months rent may include a proration rate and the next month depending on when the move-in date is. The approved Security Deposit is determined based on applicant's credit and will be notified upon approval what the amount is. The amount may be up to one and half times the monthly rent. This amount will be on top of first month's rent (Note: the Lease move-in date must be within 14 days of apartment completion).

Failure to sign the lease agreement and pay the approved First Months Rent, Last Months Rent, Security Deposit + cleaning fee deposit amount in full, within 48 hrs. from approval, will result in losing the reservation on the assigned apartment noted on the application.

CANCELLATION POLICY - AFTER APARTMENT IS CONFIRMED FOR MOVE IN DATE

The **Security Deposit is forfeited if the applicant cancels prior to or does not occupy the apartment on the confirmed lease move-in date.** However, if Management delays the applicant's move-in date (as noted on the executed Lease Agreement) by 2 weeks or more the applicant has the right to cancel the lease agreement and the Security Deposit, First Months Rent and Holding Fee will be fully refunded. All cancellations must be submitted in writing from the applicant and received within 48 hours from notifications of delay.

Your signature below indicated full understanding and agreement with the statements above.

Applicant's Signature Date

Applicant's Signature Date