



RESIDENTIAL RENTAL APPLICATION

For inquiries about the rental property, please contact Ashley Abel at:

Email Address: ashley@rivertrailapartments.net

Phone: (586) 422-4770

RENTAL PROPERTY

Rental Property Address: _____, Auburn Hills, MI 48038

Date of Availability: TBD by the Landlord's Agent

Application Fee: \$50.00 per applicant, 18 years and older

Resident #1 (Required Fields*)**

*Name: _____

*Email Address: _____

*Cell Phone: _____

Alternative Phone: _____

*Date of Birth: _____

*Social Security Number: _____

*Driver's License Number: _____ State of Drivers License: _____

*DESIRED MOVE-IN DATE: _____

Resident #2 or Cosigner (*if applicable *required fields)**

*Name: _____

*Email Address: _____

*Cell Phone: _____

Alternative Phone: _____

*Date of Birth: _____

*Social Security Number: _____

*Driver's License Number: _____ State of Drivers License: _____

*DESIRED MOVE-IN DATE: _____



OTHER OCCUPANTS' INFORMATION *(if applicable. This includes any children)*

Occupant #1:

Name: _____ Relation to Applicant: _____

Date of Birth: _____

Social Security (if older than 18 years of age): _____

If 18 years or older, we will run a background check, only no credit report, please check yes or no for approval:

_____ Yes

_____ No

Occupant #2:

Name: _____ Relation to Applicant: _____

Date of Birth: _____

Social Security (if older than 18 years of age): _____

If 18 years or older, we will run a background check, only no credit report, please check yes or no for approval:

_____ Yes

_____ No

Occupant #3:

Name: _____ Relation to Applicant: _____

Date of Birth: _____

Social Security (if older than 18 years of age): _____

If 18 years or older, we will run a background check, only no credit report, please check yes or no for approval:

_____ Yes

_____ No

Occupant #4:

Name: _____ Relation to Applicant: _____

Date of Birth: _____

Social Security (if older than 18 years of age): _____

If 18 years or older, we will run a background check, only no credit report, please check yes or no for approval:

_____ Yes

_____ No



RENTAL HISTORY

Resident #1 Current Residence:

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:

Resident #2 Current Residence:

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:

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.



CREDIT HISTORY AND BACKGROUND CHECK AUTHORIZATION

Resident #1:

Have you declared bankruptcy in the past seven (7) years: ☐ Yes ☐ No

Do you consent to a credit check? ☐ 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.

Resident #2:

Have you declared bankruptcy in the past seven (7) years: ☐ Yes ☐ No

Do you consent to a credit check? ☐ 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

Resident #1:

Do you consent to a criminal check: ☐ Yes ☐ No

Convicted of any felony's: ☐ 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?

Resident #2:

Do you consent to a criminal check: ☐ Yes ☐ No

Convicted of any felony's: ☐ 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 absolutely no parking allowed in the street at any given time.

a. Vehicle #1:

- i. Make:** _____
- ii. Model:** _____
- iii. Year:** _____
- iv. Color:** _____
- v. License Plate #:** _____
- vi. State:** _____

b. Vehicle #2:

- i. Make:** _____
- ii. Model:** _____
- iii. Year:** _____
- iv. Color:** _____
- v. License Plate #:** _____
- vi. State:** _____

IV. APPLIANCES

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

V. PETS

We are happy to welcome your furry companions! Pets are permitted with the following guidelines:

- a. **Monthly Pet Rent:** \$35 per pet
- b. **Non-Refundable Pet Fee:** \$250 per pet
- c. **Weight Limit:** Pets must weigh **35 lbs. or less**
 - i. If you have two pets, the two pets must not weigh more than 35lbs total not per pet.
- d. **Maximum Pets:** 2
- e. All pets must comply with community rules and regulations.
- f. Breed restrictions and additional pet policies may apply. Please contact management for complete details.

Type of Animal (Dog or Cat only): _____

Pet Breed: _____

Pet Weight: _____

Last Rabies Shot: (Please provide documentation) _____

Age of Pet: _____

If dog, must be licensed through state (License No.): _____

Emotional Support or Service animal check yes or no? _____ Yes _____ No

Please provide necessary supporting documentation, such as an emotional support letter along with your application for verification.

Please provide the same information above.

VI. Credit Consent

The Applicant hereby consents to the Landlord or their agent obtaining and viewing credit, financial and related personal or business information, and tenant history about the Applicant (including credit reports, credit scores and tenant records), from past and present landlords and from the reporting agencies known as Equifax, TransUnion, Experian, and Landlord Credit Bureau, from time to time for the purposes of assessing the Applicant's current and ongoing eligibility for tenancy. The consents provided are effective as of the date of this Application and will be valid for as long as required to fulfill the purposes described herein.

*If you have applied at River Trail Apartments and the company has denied your application, please note that our policy is one year from the time you submit your application, before reapplying again.



APARTMENT RESERVATION AGREEMENT

1. Reservation Process:

- a. **Application Fee** – Each applicant who is 18 years of age or older is required to submit a \$50.00 application fee. The application fee covers the processing of applicable screening, which may include a credit report and criminal background check or a criminal background check only.

The \$50.00 application fee is non-refundable, regardless of the outcome or status of the application, including but not limited to an applicant choosing not to proceed, withdrawing the application, failing to provide required documentation, or not being approved.

By submitting payment through our authorized Stripe payment account or by cash, the applicant acknowledges and agrees that the application fee has been knowingly and voluntarily submitted for the purpose of processing the rental application. The applicant further acknowledges that knowingly initiating a false, fraudulent, or unauthorized payment dispute or chargeback may result in the property owner or management pursuing any remedies available under applicable law.

- b. **Lease Execution, Security Deposit & Move-In Funds:** Upon approval, the applicant must sign the Lease Agreement and pay the approved Security Deposit within forty-eight (48) hours of receiving the approval letter. Failure to complete these requirements within the 48-hour period may result in the apartment being released and made available to other applicants.

The first month's rent and applicable cleaning fee are due no later than seven (7) days prior to the scheduled move-in date.

The amount due prior to move-in may include prorated rent and/or the following month's full rent, depending on the scheduled move-in date. If the move-in date occurs after the 15th day of the month, the amount due will include the prorated rent for the remainder of the current month plus the following month's full rent.

All required funds must be received in accordance with the payment terms provided by management before possession of the apartment and keys will be released.



- c. **Holding Fees:** Upon approval, an additional **\$100.00 holding fee** will be required to reserve the apartment and remove it from availability while the unit is being prepared for the applicant's scheduled move-in.

The holding fee will secure the apartment through the agreed-upon move-in date. If the applicant **cancels, withdraws, or otherwise elects not to move into the apartment prior to taking possession**, the \$100.00 holding fee will be **non-refundable**.

Payment of the holding fee does not replace or reduce any required security deposit, rent, cleaning fee, or other amounts due under the Lease Agreement unless otherwise stated in writing by management.

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. If information is found after an approval has been accepted, the Landlord may still deny the application for misrepresenting the facts set forth in the application.

Print Name: _____ Date: _____

Applicant's Signature: _____

Print Name: _____ Date: _____

Applicant's Signature: _____

For Management's Use Only:

Date Application Received: _____ **Application Fee Received: \$** _____

Identification Verified: Yes / No

Income Verified: Yes / No

Rental History Verified: Yes / No

Screening Completed: Yes / No

Application Status: Approved / Conditionally Approved / Denied

Approved Monthly Rent: \$ _____ **Security Deposit:** \$ _____

Approved Move-In Date: _____

Management Representative: _____

Notes: _____