



Rental Application and Waitlist Application

Move in Information:

Property Name/Address: _____ M/I Date: _____

Unit #: _____ Monthly Rent: _____ Holding Deposit: _____ App Fee: _____

How did you hear about our property? _____

Applicant Information:

Name: _____
(First) (Middle) (Last)

SSN: _____ License: _____ Phone: _____

Email: _____ Undergraduate Student? (check one) Yes No

Current Address: _____
(Street) (City) (State) (Zip)

Time at Current Address: From: _____ to _____ Rent Amount: _____

Current Landlord: _____ Phone Number: _____

Reason for Leaving: _____
(if less than three years at current address, please provide previous address information below)

Previous Address: _____
(Street) (City) (State) (Zip)

Time at Previous Address: From: _____ to _____ Rent Amount: _____

Previous Landlord: _____ Phone Number: _____

Reason for Leaving: _____
(if less than three years at current address, please provide previous address information below)

Current Employer: _____

Manager: _____ Phone: _____

Employer Address: _____
(Street) (City) (State) (Zip)

Date(s) Employed: From _____ To: _____ Monthly Pay: _____

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Co -Applicant Information:

Name: _____
(First) (Middle) (Last)

SSN: _____ License: _____ Phone: _____

Email: _____ Undergraduate Student? (check one) Yes No

Current Address: _____
(Street) (City) (State) (Zip)

Time at Current Address: From: _____ to _____ Rent Amount: _____

Current Landlord: _____ Phone Number: _____

Reason for Leaving: _____
(if less than three years at current address, please provide previous address information below)

Previous Address: _____
(Street) (City) (State) (Zip)

Time at Previous Address: From: _____ to _____ Rent Amount: _____

Previous Landlord: _____ Phone Number: _____

Reason for Leaving: _____
(if less than three years at current address, please provide previous address information below)

Current Employer: _____

Manager: _____ Phone: _____

Employer Address: _____
(Street) (City) (State) (Zip)

Date(s) Employed: From _____ To: _____ Monthly Pay: _____

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Occupants:

Please list any other person(s) who will be living in the apartment. If they are over the age of 18, a background check must be completed for properties listed on the "Tenant Consent" form.

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Automobile Information:

Make: _____ Model: _____ Plate#: _____ State Reg. _____

Make: _____ Model: _____ Plate#: _____ State Reg. _____

Pet Information:

Type: _____ Breed: _____ Weight: _____

Type: _____ Breed: _____ Weight: _____

Additional Information:

Have you or your co applicant ever: Been sued for non-payment of rent? _____

Been evicted or asked to move out? _____ Broken a Rental Agreement? _____

Been sued for damage to rental property? _____ Declared bankruptcy? _____

If you answered "yes" to any of the above questions, please describe and date each occurrence:

I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction. I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord to verify all the information given in this application, including past rental information and employment information provided. I also authorize the Landlord to obtain a current credit check as well as a background check as required by the property that I am applying to live at.

Print Name: _____ Signature: _____ Date: _____

Print Name: _____ Signature: _____ Date: _____

Tenant Consent

The undersigned applicant(s) and co-signer(s) hereby consent to allow Armory Management Company (“Manager”), itself or through its designated agents or employees, to obtain a consumer credit report on each to use to obtain and verify each of the credit and employment information for the purposes of determining whether to lease an apartment to me/us. We agree and understand if we are applying to lease at one of the loft communities, that a criminal background report will be obtained and used to determine whether to lease an apartment to me/us. We also agree and understand that the owner, its agents or employees may obtain additional consumer credit reports and criminal record information on each of us in the future to update or review our account. Upon my/our request, Owner will tell me/us whether consumer credit reports or criminal record reports were requested and the names and address of any consumer reporting agency that provided such reports.

_____ Applicant/Co-signer	_____ Date of Birth	_____ Application Date
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The individual named below has made application for residency with our company. We would appreciate it if you would provide the following information checked below. You may fax or mail the required information. Our fax number is (401) 453-3701. Thank you for your cooperation in this matter. We hope to be able to return this favor sometime in the future. If you have any questions, please do not hesitate to call (401) 453-3700

Leasing Consultant

INFORMATION REFERENCE ON:

Name: _____

Previous Address: _____

LANDLORD REFERENCE:

1. Time period of tenancy: _____

2. Has applicant been late in rental payments? Yes No

If so, how late? _____

How often? _____

3. Monthly Rent: \$ _____

4. Does applicant have any pets? Yes No

5. As to cleanliness and care of the apartment, is the resident: Excellent Good Fair Poor

6. Would you recommend? Yes No

7. We all lease terms filled? Yes No

If no, please explain: _____

8. Have other residents in the community complained about the applicant's conduct or have you had to criticize his/her conduct? Yes No

If yes, please explain: _____

Information provided by: _____

Position: _____

Telephone: _____

Rental Application Qualification Standards

Equal Housing Opportunity

Armory Management Company complies with the Federal Fair Housing Act. We do not discriminate on the basis of race, color, religion, sex, national origin, age, familial status, sexual orientation, or disability, or any other basis protected by applicable state, Federal or local fair housing laws.

Applications

Each person that will occupy the apartment who is 18 years or older must complete an application and sign the lease. Applications containing untrue, incorrect or misleading information will be declined. Applications are evaluated based on a scoring method analyzing prior rental history and payment performance. Based on the score, we may choose to accept or decline an applicant or seek additional requirements for approval. The following information must accompany all applications:

- Four most recent paystubs. A signed offer letter on company letterhead will be accepted in lieu of paystubs if the offer letter is no more than thirty days old.
- All applicants without a social security number must provide a copy of a valid Visa and Passport. The Visa must be current through the entire lease term.
- A security deposit in the form of a check or money order made payable to Armory Management Company
- Some properties managed by Armory Management Company do not lease to undergraduates. Please see properties rules for further details.

Income Requirements

Rent should not exceed 30% of gross annual income. For savings accounts to be used in lieu of income applicant must provide a current savings account statement showing at least four times the annual rent.

Credit History

Application is based on a credit scoring method. Unsatisfactory credit history may disqualify an applicant from approval at Armory Management Company. Should your application come back with a conditional accept, you must pay an additional deposit on top of the original security deposit. Should an applicant meet all other qualifying criteria other than poor credit score or no credit history, the applicant may re-qualify with a Guarantor if the Guarantor meets all qualifying requirements.

Employment History

Applicant's employment must be verified by either paystubs or a recent (less than 30 days) offer letter on company letterhead. Self-employed applicants must provide current annual tax returns or a notarized letter from a Certified Public Accountant indicating anticipated annual income.\

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Guarantors

To qualify as a Guarantor, the Guarantors' annual income must meet or exceed three and a half (3.5) times the annual rent, have a valid social security number, be a resident of the United States and meet all other qualifications listed.

Pet Policy

It is up to the property owner as to whether pets are accepted. Please refer to pet policy for the property you are applying for.

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____

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Information Release Form

Applicant Name: _____ Date: _____

Applicant Name: _____ Date: _____

LANDLORD AUTHORIZATION

I hereby authorize Armory Management Company and its agents to obtain information from my past and present Landlords regarding my residency at any of my former or present addresses. I understand that any information obtained will be used in the decision-making process for the property at which I have applied to rent an apartment home.

Initial ____ Initial ____

EMPLOYMENT AUTHORIZATION

I hereby authorize Armory Management Company and its agents to obtain information from my past and present employers regarding my length of employment, rate of pay, typical hours worked per week and position. In addition, they are authorized to ask additional questions as needed for processing my rental application. I understand that any information obtained will be used in the decision-making process for the property at which I have applied to rent an apartment home.

Initial ____ Initial ____

CREDIT/CRIMINAL/EVICTION AUTHORIZATION

I hereby authorize Armory Management Company and its agents to obtain a credit, criminal, and eviction report from the appropriate credit reporting agency. I understand that any information obtained will be used in the decision-making process for the property at which I have applied to rent an apartment home.

Initial ____ Initial ____

Signature of Applicant _____ Date _____

Signature of Applicant _____ Date _____

Contact Information

Name: _____

Address: _____

Phone Number: _____

Email: _____

Vehicle Make, Model, Color: _____

License Plate: _____

State of Registration: _____

Emergency Contact Name: _____

Emergency Contact Phone Number: _____