QUALITY HILL TOWERS RENTAL APPLICATION

Landlord Name: Quality Hill Towers Associates Limited Partnership Community Name: QUALITY HILL TOWERS

To reserve an apartment, applicant agrees to pay the reservation fee, which will hold an apartment for up to 45 vacant days.

The Reservation Fee referred to below is NON-REFUNDABLE unless the application is denied.

Upon execution of the lease the Reservation Fee will be applied to the costs due at move-in. A copy of the lease will be provided upon request.

RESERVATION FEE AND APPLICATION FEES ARE ONLY PAYABLE BY CREDIT CARD (MC, VISA, DISCOVER) OR BY TWO SEPARATE MONEY ORDERS. NO CASH ACCEPTED.

Non-refundable Credit Check Fee $30.00 payable to HOMKOR. Reservation Fee $99.00 payable to QUALITY HILL TOWERS.

Projected Move-in Date\_\_\_\_\_\_\_\_\_\_\_\_\_ Lease Term\_\_\_13 mos. \_\_\_ 12 mos. \_\_\_\_6 mos. \_\_\_\_other (6-9 Month Lease +$25/month)

PET(s) \_\_\_\_Yes \_\_\_\_No Cat \_\_\_Dog\_\_\_ Breed\_\_\_\_\_\_\_\_\_\_\_\_ Size\_\_\_\_\_\_\_\_\_\_\_ +$10/month/pet +$300 deposit (1/2 refundable) Other PET(s) Bird\_\_\_\_\_\_\_\_\_\_ Fish\_\_\_\_\_\_\_\_\_\_\_\_\_\_Hampster\_\_\_\_\_\_\_\_\_\_\_\_\_\_Rabbit\_\_\_\_\_\_\_\_\_\_\_\_\_\_Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How did you hear about us? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

APPLICANT’S (CO-SIGNER) INFORMATION AND REFERENCES

Name (First, MI, Last)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date of Birth\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State\_\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_

Home Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Alternate Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Social Security Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Length at current address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly payment\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord (Mortgage Holder) name & address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone number\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_\_\_

Move In Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move Out Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly payment\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord (Mortgage Holder) name & address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_\_\_

Move In Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move Out Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly payment\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord (Mortgage Holder) name & address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

EMPLOYMENT

Employer\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_\_\_

Position\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Gross Pay\_\_\_\_\_\_\_\_\_\_ per \_\_\_Hour \_\_\_Month \_\_\_Year # of hours worked per week\_\_\_\_\_\_\_

Supervisor’s Name/Title\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Length of Employment\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

OTHER INCOME & BANK REFERENCE

Source of Income \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Gross Monthly Income\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Duration of Income \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Checking/Savings Account Bank Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Account number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Have you (or anyone to occupy the apartment) ever been convicted of or pled guilty or “no contest” to a felony (whether or not resulting in a conviction? \_\_\_\_\_\_\_\_\_ Have you (or anyone to occupy the apartment) ever been convicted of or pled guilty or “no contest” to a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)? \_\_\_\_\_\_\_\_\_ If you answered yes to either question please explain.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NOTICE: BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE. ANY FALSE STATEMENT ON THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION OR IMMEDIATE TERMINATION OF YOUR LEASE. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

If landlord, in its sole discretion, determines a surety rider is required, the applicant is required to have the proposed surety, complete a separate application. Said application shall be incorporated herein. Applicant agrees that Landlord or its Agent(s) may contact applicant’s employer and references listed on this application. Applicant certifies that this information is true and accurate. Applicant authorizes Landlord or its Agent(s) to obtain any and all information pertinent to this application. Upon request by Landlord or its Agent(s), applicant shall supply additional information, which shall be deemed necessary to evaluate this application. Applicant(s) authorize Landlord or its Agent(s) to re-verify and inquire into applicant(s) information at any time subsequent to approval or rejection of this application.

 I acknowledge that I have read and agree to the terms and conditions as described herein (front & back of page).

 Applicant (Co-signer) Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PERSONS OTHER THAN APPLICANT WHO WILL OCCUPY APARTMENT

(EACH OCCUPANT 16 OR OLDER MUST FILL OUT A SEPARATE APPLICATION AND APPLY FOR OCCUPANCY).

Name(s): Age: Relationship:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

VEHICLE INFORMATION (ONLY ONE PERMIT ALLOWED PER LEASEHOLDER)

Make\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Model\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Year\_\_\_\_\_\_\_\_\_\_ Color\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tag #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Driver’s License Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State Issued\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PERSON TO NOTIFY IN CASE OF SICKNESS OR ACCIDENT

Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Relationship\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Work Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Zip Code\_\_\_\_\_\_\_\_\_\_\_\_

PARAMETERS AND APPLICATION GUIDELINES

Quality Hill Towers has one bedroom and studio apartments. Dishwashers (if not already included) are optional additions in certain one bedroom floor plans. All units are fully carpeted with vinyl kitchens and tile bathrooms. Residents are responsible for the electric bill to their apartment and management shall pay the water, trash pickup, sewage, and gas bills (including heat).

The deposit on studio and one bedroom apartments less than 550 square feet is $99.00, and the deposit on one bedroom and two bedroom apartments larger than 550 square feet is $250. Deposits are refundable (less $25 carpet cleaning fee).

Based on square footage and number of bedrooms, there are to be no more than two residents per studio apartment and three residents per one bedroom apartment. For the few two bedroom apartments in the complex, there can be a maximum occupancy of five people.

Quality Hill Towers allows certain pets less than 50 pounds at full growth as long as they are at least six (6) months old. Any pet prohibited by law in Jackson County is not permitted on the premises. Cats must be declawed and spayed/neutered. Cats and dogs are the only non-caged animals allowed, limit of two per apartment (total weight at full growth not to exceed 50 pounds combined). All other pets must be in approved cages or aquariums and there is a limit of two per apartment. A signed written pet agreement is required for ALL pets. A $300.00 deposit (1/2 refundable) is required for all dogs and cats, plus a $10/month/pet fee. Proof of current vaccinations is also required. Authorization from management must be obtained prior to housing any pet. Management reserves the right to refuse any pet for any reason. **NO EXOTIC PETS** such as reptiles, rats, mice, ferrets, monkeys, spiders, scorpions, raccoons, squirrels, opossums, anteaters, and armadillos allowed. **NO** Pit Bulls, Doberman Pinschers, Rottweilers, German Shepards, Chows, Saint Bernards, Great Danes, any mix of these breeds, and all other dogs exceeding 50 pounds at full growth.

The application is processed based on the following qualifications:

1. Applicant must have current permanent verifiable monthly income of three (3) times the rent amount. If not verifiable or self employed, pay stub and/or previous year income tax return required.
2. Applicant should have held verifiable employment with his/her current employer for at least six months.
3. Applicant should have a positive and verifiable rental or mortgage history of at least six months (evictions, foreclosures, chronic late payments, disturbances, legal notices, outstanding balances, etc. may disqualify the applicant).
4. Applicant should have a positive credit rating that is verifiable (undischarged bankruptcies disqualify the applicant).
5. Applicant must not have been convicted of or pleaded guilty or “no contest” to any felony charges. Applicant must not have been convicted of or pleaded guilty or “no contest” to any misdemeanor sexual misconduct charges.
6. Applicant must be at least 18 years of age.

**ALL APPLICANTS MUST MEET REQUIREMENTS #5 AND #6 TO BE CONSIDERED FOR RESIDENCY. IF REQUIREMENT #1 IS NOT MET, A CO-SIGNER WILL BE REQUIRED.** APPLICANTS WHO LACK THE OTHER REQUIREMENTS **MAY** REQUIRE A CO-SIGNER **OR** ADDITIONAL $400 DEPOSIT.

**CO-SIGNERS** must make five (5) times the amount of rent as verifiable monthly income, have excellent, well-established credit, and have excellent rental or mortgage history, and be at least 21 years of age.

The above guidelines and parameters are subject to change without notice. Non-discrimination on the basis of race, religion, color, sex, national origin, disability, or familial status is the comprehensive policy of our company. QHT 1/1/06

 I acknowledge that I have read and agree to the terms and conditions as described herein (front & back of page).

 Applicant (Co-signer) Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_