



Application for Residency

(Every additional live-in resident over the age of 18 as of the lease commencement date must submit a separate application and sign the lease)

APPLICANT

Full Name (Last) _____ (First) _____ (MI) _____ Date of Birth _____

Home Phone (_____) _____ Cell Number (_____) _____ Work Number (_____) _____

Email Address _____ Gender: Male / Female (Circle One) Smoker: Y / N (Circle One)

Education (List Highest Degree Earned) _____ Social Security Number _____

Proof of Identification: Type & State of Issuance _____ Identification Number _____

(Examples: Driver's license, Passport, etc.)

How did you hear about us? _____

LIST OTHERS WHO WILL RESIDE IN APARTMENT ON A PERMANENT BASIS

(To be used only for additional live-in residents of apartment under the age of 18 as of the lease commencement date)

Full Legal Name	Social Security Number	Relationship to Applicant	Date of Birth
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

RESIDENCY INFORMATION (Please include at least 2 years of prior residences)

Present Address: _____ Apt.# _____ Phone (_____) _____

City _____ State _____ Zip _____ Monthly Payment \$ _____

Rent or Own (Circle One) Dates: From _____ / _____ (Month / Year) To _____ / _____ (Month / Year)

Landlord / Lender Name _____ City / State _____ Phone (_____) _____

Previous Address: _____ Apt.# _____ Phone (_____) _____

City _____ State _____ Zip _____ Monthly Payment \$ _____

Rent or Own (Circle One) Dates: From _____ / _____ (Month / Year) To _____ / _____ (Month / Year)

Landlord / Lender Name _____ City / State _____ Phone (_____) _____

Additional Previous Address: _____ Apt.# _____ Phone (_____) _____

City _____ State _____ Zip _____ Monthly Payment \$ _____

Rent or Own (Circle One) Dates: From _____ / _____ (Month / Year) To _____ / _____ (Month / Year)

Landlord / Lender Name _____ City / State _____ Phone (_____) _____

EMPLOYMENT INFORMATION (Please include at least 2 years of employment)

Current Employer

Name _____ Address _____

City _____ State _____ Zip _____ Phone (_____) _____

Employment Date: From _____ / _____ (Month / Year) To _____ / _____ (Month / Year)

Title / Position _____ Gross Annual Salary \$ _____

Supervisor Name _____ Phone (_____) _____

Previous Employer

Name _____ Address _____

City _____ State _____ Zip _____ Phone (_____) _____

Employment Date: From _____ / _____ (Month / Year) To _____ / _____ (Month / Year)

Title / Position _____ Gross Annual Salary \$ _____

Supervisor Name _____ Phone (_____) _____

OTHER INCOME

Type of Income	Source/Bank	Gross Annual Amount
_____	_____	\$ _____
_____	_____	\$ _____

Relative / Emergency Contact (Not Residing With You)

Name _____ Relationship _____ Home Phone (_____) _____
 Work Number (_____) _____ Cell Number (_____) _____ Email Address _____
 Address _____ City _____ State _____ Zip _____

Name _____ Relationship _____ Home Phone (_____) _____
 Work Number (_____) _____ Cell Number (_____) _____ Email Address _____
 Address _____ City _____ State _____ Zip _____

VEHICLES

Make	Model	Color	License #	State	Year
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

PETS

Name	Type	Gender	Mature Weight (lbs.)	Breed	Color	Age
_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

NOTE: Keeping of pet or animal requires consent of management, payment of applicable fees/deposits, and execution of Pet/Animal Addendum. In specific circumstances, certain animals may be kept for limited purposes pursuant to Landlord’s policies, such as animals used for individuals with disabilities and official police dogs.

Disclosures

The Civil Rights Act of 1968, as amended by the Fair Housing Act of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sex, handicap or familial status. The management of this property is committed to complying with the letter and spirit of the laws which provide an equal housing opportunity to all. The federal agency which administers compliance with the fair housing laws is the United States Department of Housing and Urban Development.

Certifications for Residency Application

Application Fee

I hereby agree, in the event of the approval of this application, to execute a lease in accordance with the terms set forth in this rental application and my rental liability shall commence pursuant to the terms of the lease. I agree that the application fees to cover the Landlord’s out-of-pocket costs associated with processing the application and the Landlord’s administrative and overhead costs allocable to processing of the application accompanying this application shall be retained by the Landlord to cover the Landlord’s various costs of evaluating my application. I also do not believe the amount of this application fee is unfair trade practice. I understand that the application fees accompanying this application are nonrefundable after I execute this application and will not be applied against the security deposit or any rent payable pursuant to the lease. The Landlord and/or agent reserve the right to reject this application and to refuse possession of the below-mentioned accommodation.

Holding Fee

In addition to the foregoing application fee, I agree that the \$ _____ holding fee accompanying this application shall be retained by the Landlord to hold the unit identified on page three of this application for occupancy by the undersigned upon approval of this application and execution of a lease. If this application is rejected for any reason other than the falsification of information by the applicant, the foregoing holding fee shall be refunded to the undersigned. If this application is not rejected and the undersigned fails to execute a lease and occupy the unit identified on page three of this application by the move-in date identified on page three of this application, the Landlord shall be entitled to retain the holding fee to cover the Landlord’s various costs of holding such unit for the undersigned, and I agree to this amount being retained by the Landlord as a reasonable estimate of the actual costs to the Landlord to hold my unit for occupancy. I also do not believe the amount of this holding fee is an unfair trade practice. I understand that if I occupy this unit, the foregoing holding fee will be applied against the security deposit, and, if any amount of the holding fee exceeds the amount of the security deposit, such excess shall be applied against the rent payable pursuant to the lease.

Administrative Fee

In addition to the foregoing application fee and holding fee, I agree that the administrative fee accompanying this application shall be retained by the Landlord to cover the Landlord's various costs of processing the undersigned's occupancy of the unit. If this application is rejected for any reason other than the falsification of information by the applicant, the foregoing administrative fee shall be refunded to the undersigned. If this application is not rejected and the undersigned fails to execute a lease and occupy the unit identified on page three of this application by the move-in date identified on page three of this application, the Landlord shall be entitled to retain the administrative fee to cover the Landlord's various costs of processing such unit for occupancy by the undersigned, and I agree to this amount being retained by the Landlord as a reasonable estimate of the actual costs to the Landlord to process such unit for occupancy. I also do not believe the amount of this administrative fee is an unfair trade practice. I understand that if I occupy the unit, the foregoing administrative fee will not be applied against the security deposit or any rent payable pursuant to the lease, but rather shall be retained by the landlord for the costs of processing the undersigned's application. If the landlord returns the administrative fee to more than one applicant for the unit, then, at the option of the Landlord, the Landlord may do so by one check jointly payable to all applicants but delivered to only one applicant for the unit.

Any unanswered "yes" or "no" question shall result in the denial of your application.

Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any felony? Yes No
Have you or any member of your household ever been convicted of or pled guilty or "no contest" to a sexual offense? Yes No
Have you or any member of your household ever been listed on a registry of sexual offenders? Yes No
Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any drug-related criminal offense? Yes No

If yes to any of the above questions, please explain, providing the location, date and nature of the offense:

I have read the foregoing and certify that the information herein is TRUE and CORRECT and that this application is submitted for the purpose of inducing approval of this application on my behalf.

By signing this application, I authorize the Landlord or agent for the landlord to verify any information contained herein. Any "yes" response to the personal and criminal history questions above or any false statement on the application will lead to the rejection of my application and/or immediate termination of my lease. Further, if I subsequently am involved in conduct which would result in a "yes" response to any of the questions set forth above (even after I sign the lease and take possession of the apartment home), I understand that the Landlord may terminate the lease.

Signature _____ Print Name _____ Date _____

Management Representative Signature _____ Date _____

FOR COMMUNITY ADMINISTRATIVE PURPOSES ONLY

Community Name: Wesley South at East Carolina Unit Address _____
Ashton Woods at East Carolina
Brookfield at Lynndale Requested Move-in Date _____
Campus Walk at East Carolina
Third Street Duplexes

Type of Unit: One Bedroom Two Bedroom Three Bedroom
Downstairs Upstairs
Front Balcony Back Balcony
Dishwasher



Consent to Consumer Report and Background Check

This is to inform the applicant that, as part of the Landlord's procedure for processing the applicant's application, an Investigative Consumer Report may be prepared whereby information is obtained through personal interviews with the applicant's landlord, employer, or others with whom applicant is acquainted. This also is to inform the applicant that, as also set forth in the lease the applicant will execute if the applicant's application is approved by the Landlord, similar Investigative Consumer Reports may be prepared in the future after the applicant has executed the lease and becomes a resident or has vacated the property which is the subject of this agreement. These inquiries include information as to the applicant's character, general reputation, personal characteristics, mode of living, criminal background, and credit report. The federal Fair Credit Reporting Act requires the Landlord to provide to the applicant additional information about the nature and scope of the investigation if the applicant provides the Landlord with a written request within a reasonable time.

I, _____, the undersigned applicant, authorize Pitt Property Management, or its agent, attorney, or assign, to order and review one or more consumer reports relating to me (including, but not limited to, credit history, rental history (including with other properties owned by property owners affiliated with the Landlord) and criminal history. I further authorize its agent, attorney, or assign to order or prepare, and review, investigative consumer reports relating to me. I understand and authorize Pitt Property Management, its agent, attorney, or assign, to continue to obtain or prepare consumer reports and investigative consumer reports on me both during the duration of any lease or agreement I may enter into as a result of this application, and at any time thereafter. This includes for the purposes of collection of amounts I may owe under any lease or other agreement. **I further authorize and direct all employers, financial institution, banks, creditors, residential managers/landlords to release any and all information relating to me to Pitt Property Management or its agent, attorney, or assign.**

I further understand and authorize Pitt Property Management to obtain and use consumer report information relating to me (including, but not limited to, a credit score) for the purpose of conducting research into statistical credit models and evaluating the performance of various scoring models and sources of consumer reporting information, including, but not limited to, criminal conviction and skip tracing/eviction databases.

Signature

Print Name

SSN

Date



Rental Verification

The individual signed below has submitted an application to Pitt Property Management. Please provide the information requested and fax this form back to our office at 252-757-7722. Thanks for your prompt response.

Name of Applicant _____

I hereby authorize release of the information requested below for my rental address at:

Street	Apt #	City	State	Zip
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Applicant's Signature	Date
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Dates of Residency: _____ through _____

Amount of Rent: \$ _____ Has lease expired? _____ Yes _____ No

of Late or NSF's _____ None _____ 1 _____ 2 _____ 3 _____ 4 or more

If 4 or more, did they occur within the last t 2 months? _____ Yes _____ No

Has the individual complied with all community policies? _____ Yes _____ No

Does the individual keep an animal on the premises? _____ Yes _____ No

Has the animal at any time caused a problem or been a nuisance? _____ Yes _____ No

Is the individual eligible for fe-rental? _____ Yes _____ No

Date

Signature

Print Name

Title



Employment Verification

The individual signed below has submitted an application to Pitt Property Management. Please provide the information requested and fax this form back to our office at 252-757-7722. Thanks for your prompt response.

Name of Applicant _____

I hereby authorize release of the information requested below.

Applicant's Signature Date

Dates of Employment: _____ through _____

Salary: \$ _____ per Annual / Monthly / Weekly (Circle One)

Is Employment Permanent? _____ Yes _____ No

Date

Signature

Title/Department

Company

Apartment Lease Guaranty

This Apartment Lease Guaranty ("Guaranty") is executed by the person or persons whose name(s) is/are printed and signed below (collectively "Guarantor") in favor of Pitt Property Management and _____ Apartments ("Lessor"). Guarantor acknowledges:

- I. that _____ ("Resident") has applied to enter into a lease with _____ Apartments, located in Greenville, NC, and
- II. that Lessor is not willing to enter into such lease with Resident unless Resident's obligations under such lease are personally and unconditionally guaranteed by the prospective Resident's parents, guardians or other sponsors.

Therefore, to induce Lessor to enter into such a lease with Resident (hereinafter the "Lessee"), Guarantor, whose relationship with Lessee is that of _____ (please specify), jointly and severally (if more than one Lessee), unconditionally guarantees to Lessor:

- I. the full punctual payment of all rent and other sums payable by Lessee under the Lease, including, if applicable, late fees, penalties and the costs and expenses (including reasonable attorneys' fees) of collection, and
- II. the due and punctual performance by Lessee of all terms, conditions, covenants and obligations under the Lease. This Guaranty is a continuing, absolute and unconditional guaranty of payment and performance, and Guarantor agrees that Lessor may enforce this Guaranty against Guarantor without first exercising any remedies it may have against the Lessee or any other party.

This Guaranty shall continue in force for any amendment, extension or renewal of the Lease, and Guarantor agrees that Lessor shall have no obligation to give notice or obtain consent from Guarantor for any such Lease amendment, extension or renewal. No compromise, release, postponement or delay on the part of the Lessor in the enforcement of any right under this Guaranty shall constitute a waiver of such right or affect the validity of the Guaranty. The Guarantor also waives presentment, demand of payment, protest, notice of dishonor or nonpayment of or nonperformance under the Lease, and specifically waives the benefits of N.C.G.S. 26-7 through 26-12. This Guaranty remains fully enforceable despite any claim, defense or counterclaim that the Lessee may or could assert against Lessor, all of which Guarantor waives along with any standing to assert any said claim, defense or counterclaim. This Guaranty shall inure to the benefit of Lessor's successors and assigns and shall be binding upon Guarantor's heirs, personal representatives and assigns. The Guarantor jointly and severally (if applicable) agrees to pay Lessor in the enforcement or attempted enforcement of this Guaranty, whether or not suit is filed in connection therewith. This Guaranty shall be interpreted under the laws of the State of North Carolina. Guarantor, with respect to any suit, action or proceeding instituted pursuant to or in connection with this Guaranty, irrevocably consents to the jurisdiction and venue of any state or Federal court in the Eastern District of North Carolina. If there is a single Guarantor, then all words used herein shall be deemed to have been used in the singular where the context and construction so require, and if this Guaranty is executed by more than one Guarantor, the word "Guarantor" shall mean all and anyone or more of them. The invalidity or unenforceability of anyone of or more provisions of this Guaranty shall not affect the validity or enforceability of its remaining provisions. This Guaranty may not be amended unless the same is in writing and signed by Lessor and Guarantor. Guarantor represents that the information shown on the Guaranty is true and complete, and authorizes Lessor or its authorized agents to verify same by obtaining a consumer report or by other means.

Guarantor(s)

Printed Name & Date

Home Address

City, State & Zip

Home Phone

Mobile Phone

Employer Name

Employer Address

Employer City, State & Zip

Work Phone

Driver's License (State & Number)

Social Security Number

Date of Birth

Signature

Sworn to and subscribed before me this
_____ day of _____

Notary Public

My Commission Expires: _____

Printed Name & Date

Home Address

City, State & Zip

Home Phone

Mobile Phone

Employer Name

Employer Address

Employer City, State & Zip

Work Phone

Driver's License (State & Number)

Social Security Number

Date of Birth

Signature

Sworn to and subscribed before me this
_____ day of _____

Notary Public

My Commission Expires: _____