

Read this Application Agreement Carefully, No Promises or Representations Other than those Contained Herein Shall Be Binding Upon the Landlord or Applicant.  
Use Separate Application for each Applicant or Co-signer. Note Deposit refund restrictions on the reverse side.

### RESIDENT APPLICATION

DATE \_\_\_\_/\_\_\_\_/20\_\_

Building Address: \_\_\_\_\_ Rent \* \$ \_\_\_\_\_ per mth. \$ \_\_\_\_\_

Apt. # \_\_\_\_\_ Floor Plan \_\_\_\_\_ Date Rent to Start \_\_\_\_\_ Pro-ration: From \_\_\_\_\_ To \_\_\_\_\_ \$ \_\_\_\_\_

Lease from: \_\_\_\_\_ thru \_\_\_\_\_ Do you own a Pet? \_\_\_Yes \_\_\_ No Application Deposit \_\_\_\_\_

Do you own a motorcycle? \_\_\_ Yes \_\_\_ No Do you smoke? \_\_\_ Yes \_\_\_ No Other \_\_\_\_\_

You are applying as a prospective \_\_\_ Tenant or \_\_\_ Co-Signer Total \$ \_\_\_\_\_

BALANCE DUE - Cashier's ck./ Money order please \$ \_\_\_\_\_ less Application Deposit received (\_\_\_\_\_)

### INFORMATION AND REFERENCES

APPLICANT'S NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

SPOUSE'S NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_ CITY, STATE & ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

LENGTH OF TIME AT PRESENT ADDRESS? \_\_\_\_\_ (CHECK TWO) \_\_\_ APT. \_\_\_ HOUSE \_\_\_ OTHER \_\_\_ RENT \_\_\_ OWN

IF LESS THAN 5 YEARS LIST PREVIOUS ADDRESS \_\_\_\_\_ YOUR EMAIL ADDRESS \_\_\_\_\_

PRESENT LANDLORD NAME & ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

OTHER OCCUPANTS TO LIVE WITH YOU: NUMBER \_\_\_\_\_ NAMES AND AGES \_\_\_\_\_

SCHOOL YEAR AND MAJOR \_\_\_\_\_ SPORTS OR ACTIVITIES OF INTEREST \_\_\_\_\_

EMPLOYER NAME & ADDRESS	POSITION	START DATE	INCOME	PHONE
<b>APPLICANT</b>				
CURRENT:				
PREVIOUS				
<b>SPOUSE</b>				
CURRENT				
PREVIOUS				

  

DRIVER'S LICENSE # & STATE	SOCIAL SECURITY #	MAKE & YEAR VEHICLE	LICENSE PLATE
APPLICANT:			
SPOUSE:			

### CREDIT REFERENCES (Bank loans and additional previous Landlords preferred)

BANK \_\_\_\_\_ BRANCH \_\_\_\_\_ SAVINGS ACCT. # \_\_\_\_\_ CHECKING ACCT. # \_\_\_\_\_

NAME & ADDRESS	ACCOUNT #	PHONE	ACCOUNT STATUS
1) _____	_____ / _____	_____	OPEN ___ CLOSED ___
2) _____	_____ / _____	_____	OPEN ___ CLOSED ___
3) _____	_____ / _____	_____	OPEN ___ CLOSED ___

### PERSONAL REFERENCES

NAME & ADDRESS	PHONE NUMBER	RELATIONSHIP
1) _____	_____ / _____	_____
2) _____	_____ / _____	_____
3) _____	_____ / _____	_____

**PERSON TO NOTIFY IN CASE OF EMERGENCY** Address \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_

THE ENSUING CONDITIONS AS SET FORTH ON THE REVERSE SIDE HEREIN SHALL BE CONSIDERED A CONTINUATION OF THIS APPLICATION AS THOUGH THEY WERE EMBODIED HEREIN,

AND APPLICANT'S SIGNATURE BELOW ATTESTS TO THEIR ACKNOWLEDGEMENT AND ACCEPTANCE OF SAME.

\*After early payment discount

If made a condition of the lease because of insufficient credit references, could you provide a parent to guarantee your lease payments ? \_\_\_Yes \_\_\_ No

Management

Applicant

Spouse

**RECEIPT OF APPLICATION DEPOSIT SET FORTH IS HEREBY ACKNOWLEDGED. SAID DEPOSIT WILL BE RETURNED TO APPLICANT LESS AND CREDIT CHECK EXPENSE INCURRED BY LANDLORD AT HIS OR HER PRESENT ADDRESS CONTAINED HEREIN WITHIN 15 DAYS IF THIS APPLICATION IS NOT GRANTED, OTHERWISE PAYMENT SHALL BE RETAINED AND APPLIED AS INDICATED. SAID APPLICATION DEPOSIT WILL NOT BE REFUNDED IF APPLICANT REQUESTS RETURN AFTER TWO (2) DAYS FROM DATE OF THIS APPLICATION.**

The Landlord will either accept or reject this application within three (3) business days from date of same. If accepted, the application deposit specified will be converted to and credited towards Applicants Security deposit as called for in applicants final lease only after both the completion of a separate signed final lease and occupation of those leased premises. Applicant understands that the final lease will contain a non-refundable processing and cleaning fee of \$199. that will be charged at the beginning of the lease and subtracted from the application deposit with the balance to be used for the Security deposit as agreed to and referenced above. If this application is rejected, the application deposit will be returned to the applicant hereby waiving any claim for damages by reason of non-acceptance of this application, which the Landlord may reject without stating any reason whatsoever for so doing.

**Application deposit will be retained as liquidated damages if applicant decides to cancel their reservation or cancels their lease prior to occupancy.**

Due to the nature of the student rental market, applicant realizes that time is of the essence and that Landlord has a limited marketing window in which to attract quality applicants at market rates for the next school year. For this reason applicant agrees that the deposit given herein is given so that Landlord will reserve a specific rental unit for them for the next rental season as referenced on this application. Applicant further agrees that once this application is accepted, their requested unit will be reserved for them and their application fee will not be refunded. Landlord agrees not to deposit the application deposit into their account until acceptance of this application by Landlord or if a credit check expense is to be incurred by Landlord. Applicant acknowledges that they have inspected the rental unit they wish to lease and found it to be acceptable. Applicant states that they have been given a copy of Landlords Standard Lease Agreement and found it satisfactory in form and for use in the final Lease Agreement between Landlord and Applicant which they agree to complete within 30 days of acceptance hereof along with payment of any balance due on the application deposit as referenced herein.

The undersigned further understands that this is an offer to rent and does not imply acceptance of the application for rental by the owners. No tenancy is created by this application until a lease in form satisfactory to Landlord is duly executed by Landlord and Applicant.

Possession (and/or keys) will not be given to applicant until and after the following criterion have been satisfactorily met:

- a. This application has been checked and approved by the Landlord.
- b. Balance due as aforementioned has been paid only by cashier's check or money order.
- c. Applicant executes Landlord's Lease Agreement, but if applicant, with Landlord's consent, occupies the premises prior to the execution of the lease, applicant shall be a month to month applicant, or applicant for a one year period, at the Landlord's sole discretion, and shall be subject to all of the terms, conditions, rules and regulations hereinafter set forth, as well as the terms, conditions rules and regulations contained in Landlord's Lease Agreement.

No lease, written or verbal, has been given or granted to said applicant covering the above premises and no agreement contrary to the terms hereof or in any way relating to such tenancy, alleged to have been made between Landlord and applicant at any time subsequent to the date hereof, shall be binding upon either, unless in writing, duly signed by both. Applicant agrees to provide a person to guarantee their lease payments that are satisfactory to Landlord should Landlord so request as a condition towards approving this application to lease. It being further understood that all future receipts issued by said Landlord to said applicant for rent paid at any time in the future are subject to the terms and conditions of this agreement in like manner as though incorporated in said receipt.

It is understood and agreed that Landlord may change the rules and regulations at this development from time to time as Landlord deems necessary. No Pets and No Motorcycles shall be maintained or parked on the premises without the express written consent of the Landlord.

Quotations in this application are subject to change in the final lease agreement based upon increased utilities, taxes and/or operational costs. In the event Applicant's rental rate should increase on the final lease agreement for one of these reasons, applicant shall have 5 business days from written notice of same by Landlord to reject the increase upon which landlord will refund their application deposit in full within 15 days. Failure by applicant to give written notice within the specified time shall constitute acceptance of the rental rate adjustment.

All rents are due and payable on or before the first day of the month for which they are payment unless otherwise noted in Landlord's Lease Agreement. All rentals and any other amounts due hereunder may only be paid by check or money order: Neither the manager nor any agent or employee has the authority to accept cash in payment of said rentals and other amounts.

**All Landlord payments will be made payable to the order of :**

**STAHOLD CORPORATION, 226 W. MICHIGAN AVE., YPSILANTI, MI 48197 (734) 996-0000**

Applicant certifies to be of legal age to sign legal documents pursuant to laws of the State of Michigan. Applicant hereby makes this application to rent an apartment in the above development and certifies the answers to this application are correct. Applicant acknowledges receipt of a copy of this completed application and that any untrue statements in this application or in the lease shall be grounds for default and immediate eviction at the discretion of the Landlord. **Furthermore Applicant authorizes verification of References and other information provided in this application** with their employer, landlords and to request and received a credit report consistent with all applicable federal and state laws, regulations of national and local credit reporting sources . No warranty is made as to the accuracy or completeness of any data give in response to this request nor is any liability to arise from these disclosures or report.

**Your completed Application and Check should be dropped off at the Front Desk IN AND ENVELOPE for Tom Stachler at REAL ESTATE ONE, 555 BRIARWOOD CIRCLE, ANN ARBOR MI 48108 (734) 662-8600**

**“YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL; OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND PENALTIES ADHERENT TO THAT FAILURE.”**