

Walker's Ridge Apartments

A Guardian Management, Inc. Community
1100 Robinwood Road, Gastonia, NC 28054

Phone: (704) 865-3004 Fax (704) 874-4011 walkersridge@firstlandmark.com

Please complete each section as completely and accurately as possible.

Fee Schedule: \$35.00 for the first applicant. \$25.00 for any additional applicant or occupant over the age of seventeen (17).

THE APPLICATION/ADMINISTRATIVE FEE:

The Applicant has submitted a *non-refundable* application fee and or administrative fee in the amount of \$ _____ to cover the costs of the credit, residence and employment reference checks and criminal investigative reports. This sum is NOT a rental payment, security deposit payment, consideration, or any other administrative fee payment. In the event this application is not approved, Management will retain the fee. Any false information provided by the Applicant will constitute grounds for rejection of the application.

CANCELLATION OF APPLICATION TO LEASE:

I understand if I cancel this application, fail to execute Management's usual Rental Lease Agreement, or refuse to occupy the premises on the agreed upon Occupancy Date, I understand the Holding Fee is non refundable and will be applied to any actual damages that may be sustained by Management, including but not limited to, administrative costs, lost rent, and / or any other related expenses or damages caused by my cancellation.

Community Name _____	Leasing Agent Name _____	Apartment Address _____
Application Date _____ / _____ / _____	Holding Fee Paid - Date _____ / _____ / _____	
Occupancy Date _____ / _____ / _____	Monthly Base Rent \$ _____	Amounts Paid
Lease Term _____ Months	Monthly Pet Fee \$ _____	Paid
Marketing Source _____	Non-Refundable Pet Fee \$ _____	\$ _____
Credit Code HR MR LR	Holding Fee/Sec. Deposit \$ _____	\$ _____
Special / Concession _____	Additional Security Deposit \$ _____	\$ _____

APPLICANT INFORMATION

Applicant's Full Name _____ Social Security # _____ Date of Birth _____ Driver's License # _____ State _____

Home Phone: () _____ - _____ Cell Phone: () _____ - _____ Work Phone: () _____ - _____

Co-Applicant/Spouse's Full Name _____ Social Security # _____ Date of Birth _____ Driver's License # _____ State _____

Home Phone: () _____ - _____ Cell Phone: () _____ - _____ Work Phone: () _____ - _____

Other Occupants

Name _____	Date of Birth _____	Relationship _____
Name _____	Date of Birth _____	Relationship _____
Name _____	Date of Birth _____	Relationship _____
Name _____	Date of Birth _____	Relationship _____

In Case of an Emergency - Notify (Someone Other Than An Occupant)

Relationship _____ Home Phone # () _____ Work Phone # () _____

RESIDENCE HISTORY

Present Address _____
Street Address _____ Apt. # _____ City _____ State _____ Zip Code _____

Renting? _____ Buying? _____ Other? _____ Current Monthly Rent or Mortgage Payment \$ _____ How Long _____ Yrs.

Apt. Name/Mortgage Company _____ Phone # () _____ Reason for Leaving _____

Previous Address _____
Street Address _____ Apt. # _____ City _____ State _____ Zip Code _____

Renting? _____ Buying? _____ Other? _____ Current Monthly Rent or Mortgage Payment \$ _____ How Long _____ Yrs.

Apt. Name/Mortgage Company _____ Phone # () _____ Reason for Leaving _____

EMPLOYMENT HISTORY (Local Upon Move In)

Current Employer _____ () _____
Company Name / Address _____ Supervisor's Name _____ Phone Number _____

Position/Title _____ Monthly Gross Income \$ _____ Employed From _____ to _____

Co-Applicant/Spouse's Employer _____ () _____
Company Name / Address _____ Supervisor's Name _____ Phone Number _____

Position/Title _____ Monthly Gross Income \$ _____ Employed From _____ to _____

PET INFORMATION Will You Be Keeping A Pet In The Apartment? YES _____ NO _____

Pet Type _____ Pet Name _____ Breed _____ Adult Weight _____ Lbs.

Pet Type _____ Pet Name _____ Breed _____ Adult Weight _____ Lbs.

CRIMINAL HISTORY

APPLICANT - Have you ever been convicted of a crime? _____ YES _____ NO

If yes, list convictions, dates, states, and counties where conviction was entered. _____

Has any member of your household ever been convicted of a crime? _____ YES _____ NO

If yes, identify household member, their relationship, and list convictions, dates, states and counties where conviction was entered. _____

GUARDIAN MANAGEMENT CREDIT/INVESTIGATIVE REPORT RELEASE AUTHORIZATION

In compliance with federal and various state fair credit reporting requirements, the undersigned Applicant(s) hereby concede authorization and permit Guardian Management, Inc. and / or its authorized Agent to obtain a consumer credit report for the purpose of establishing credit worthiness related to the rental of an apartment at the apartment community listed below.

In addition, the undersigned Applicant(s) grant Guardian Management, Inc. and / or is Agent permission to receive and verify any and all information contained in the Rental Application for residency at this apartment community. This information includes, but is not limited to: current and previous salaries and all other sources of income, any other indicators of financial status, employment history, current and previous rental and / or mortgage information, and criminal background investigations.

To expedite the approval process, the Applicant(s) agree that credit reports, criminal background checks and verification of any information contained in this Rental Application may be transmitted via confidential facsimile, internet, or verbally via telephone. Applicant(s) further understand and agree that Guardian Management, Inc. is entitled to the above information in order to process the Rental Application for immediate approval. **I have read and agree to all terms and conditions of this Application.** All information received In connection with the Rental Application Is strictly confidential and will be used exclusively for the purpose indicated.

Authorization Granted By:

Rental Applicant

Date

Rental Co-Applicant

Date

Occupant over the age of eighteen (18)
Criminal background only

Date

Occupant over the age of eighteen (18)
Criminal background only

Date

Information Requested By: Walker's Ridge Apartments

Agent for Guardian Management, Inc.

Date

FAIR HOUSING STATEMENT

Guardian Management, Inc., and its respective agents, comply with federal and state fair housing laws, including Title VIII of the Civil Rights Acts of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988, which stipulates that it is illegal to discriminate against any person in housing practices because of age, race, color, religion, sex, national origin, disability, or familial status, and further, operates this rental community in accordance with all other laws governing multi-family rental housing. Please do not ask for nor expect us to provide specific information concerning the racial, ethnic, religious, national origin, sexual composition, physical or mental characteristics, or familial status of the residents of this or any of our communities. Company policies, as well as state and federal fair housing laws, prohibit us from disclosing information of this nature and further prohibits us from placing any such restrictions on showings or information offered concerning the availability of housing accommodations for sale or rent.