

Engel Realty Company, LLC

RESIDENT QUALIFYING INFORMATION

Engel Realty Company, LLC is an equal opportunity housing provider. Engel Realty Company, LLC fully complies with the federal Fair Housing Act as well as all state and local fair housing laws. Engel Realty Company, LLC does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

It is Engel Realty Company LLC's policy to thoroughly investigate anyone making an application with Engel Realty Company, LLC. Each person must qualify on his or her own ability. Any adult who will be responsible for the apartment, must complete an application and qualify.

Engel Realty Company, LLC evaluates each person applying to live at its community with a credit-risk scoring system that is provided by an independent consumer reporting agency and consistently applied to all of Engel Realty Company, LLC applicants. This scoring system uses a statistical model to estimate the credit risk that an applicant may not satisfactorily fulfill his/her lease obligations. The statistical model was developed from data regarding actual residents and their payment performance of their lease obligations. Prior to final acceptance of each applicant, Engel Realty Company, LLC will use this system to provide Engel Realty Company, LLC with a numerical score that represents a relative measure of the credit risk associated with that applicant. Each applicant's credit-risk score will be compared to Engel Realty Company, LLC's acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on your credit-risk score, or accepted with certain additional conditions, you will be advised what factors most adversely affected your score and you will be given the name, address, and telephone number of the consumer reporting agency that provided the credit-risk score to Engel Realty Company, LLC. An applicant who is rejected based on his/her credit-risk score, or accepted with certain additional conditions, may obtain a copy of the consumer report(s) on which the credit-risk score was based, and may initiate an investigation to have any erroneous information contained in such reports corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.

Engel Realty Company, LLC conducts a criminal background search on each person applying to live at its community. It is Engel Realty Company LLC's policy not to accept prospective residents who have been charged with and/or convicted of certain felonies and/or misdemeanors. Prior to final acceptance of any applicant Engel Realty Company, LLC will use an independent consumer reporting agency to search for public records of any such criminal background on that applicant. If the criminal background report indicates that one or more such felony and/or misdemeanor records were found, those records will be compared to Engel Realty Company, LLC's established acceptance policies to determine whether or not the applicant may be accepted. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address, and telephone number of the consumer reporting agency that provided the criminal background report to Engel Realty Company, LLC. An applicant who is rejected based on such a criminal background report may obtain a copy of the report and may initiate an investigation to have any erroneous information contained in the report corrected. The consumer reporting agency will advise you of the actions that you may take in order to do so.

Please note, if you do not meet the scoring system criteria, you may be able to qualify for an apartment if a third party will guarantee your lease. The guarantor must pass the application and screening process as described above, or you may be able to pay an additional security deposit equal to two months rent.

It is imperative that you complete the application thoroughly. If you foresee a problem, please disclose it prior to application submission as the application fee is **NON-REFUNDABLE**.

I hereby authorize the release of all credit information including but not limited to verification of my employment and income, as well as credit bureau reports, to you or any of your agents and employees. Further, I have read the above information and understand the requirements that must be met in order to qualify for an Apartment with Engel Realty Company, LLC

Applicant

Date

Applicant

Date



ENGEL RENTAL APPLICATION

Property _____	Unit _____
Monthly Rent _____	Unit Type _____
Security Deposit _____	

Personal Information

Full Name _____	Spouse Name _____
Social Security # _____	Social Security # _____
Date of Birth _____	Date of Birth _____
Driver's License # _____	Driver's License # _____
Phone # _____	# of Adults in Residence _____
# of Children & Ages _____	
Present Address _____	For How Long? _____
City, State, Zip _____	Monthly Rent \$ _____
Landlord/Mortgage Co _____	Phone # _____
Previous Address _____	For How Long? _____
City, State, Zip _____	Monthly Rent \$ _____
Landlord/Mortgage Co _____	Phone # _____
Nearest Relative _____	Relationship/Phone # _____

Employment

Employer _____	Employer _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Phone # _____	Phone # _____
Length of Employment _____	Length of Employment _____
Position _____	Position _____
Gross Monthly Income _____	Gross Monthly Income _____
Previous Employer _____	Previous Employer _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Phone # _____	Phone # _____
Length of Employment _____	Length of Employment _____
Position _____	Position _____
Gross Monthly Income _____	Gross Monthly Income _____
Other Income _____	Other Income _____

Financial References

Bank-Checking _____	Account # _____
Bank-Savings _____	Account # _____
Credit _____	Account # _____
Credit _____	Account # _____
Credit _____	Account # _____

Auto

Make/Model _____	License/State _____
Make/Model _____	License/State _____

I (we) understand that a Non-Refundable Application Fee will be charged to all rental applicants and that an Investigation will be made of me (us) which will provide information on my (our) credit standing, character, mode of living, criminal record, reputation and verification of employment and income as needed by us and our agents. By signing this application, I (we) give my (our) permission for this investigation. I (we) understand that acceptance or rejection of this application may or may not be based upon information gathered in this investigation and is at the sole discretion of the Lessor or his Agent. I (we) warrant the premises for which this application is made will be occupied only by the persons listed above. Security Deposit submitted to hold apartment will not be refunded should applicant cancel.

Applicant Signature _____ **Date** _____

Spouse Signature _____ **Date** _____

Your Rental/Criminal History (you represent the answer is no by leaving any of the check boxes in this section blank)

Have you ever been evicted? _____ Yes _____ No Have you ever been sued for property damage? _____ Yes _____ No

Have you ever been sued for rent? _____ Yes _____ No Have you ever broken a lease? _____ Yes _____ No

Have you ever been convicted, plead guilty, no contest, received probation, deferred adjudication, court ordered supervision, or pre-trial diversion for a felony, sex related crime or misdemeanor assault against another person? If yes explain: _____