



The Boardwalk
at Morris Bridge

Holding Deposit Agreement

Applicant Name: _____

MUST BE PAID WHEN YOU RETURN YOUR APPLICATION

Holding Deposit Amount: \$125.00

(must be paid in a form of money order or debit card only)

Move-In Date: _____

By signing below, the above named applicant(s) confirm they have paid the required holding deposit to hold the above identified property until the application(s) has been processed. Tenant has read the screening criteria provided by Boardwalk at Morris Bridge and believe they have a reasonable chance of being approved.

If the applicant(s) is not approved, the holding deposit will be refunded in full within 14 days of notice.

If the applicant is approved and fails to occupy the property the Landlord reserves the right to keep the entire holding deposit.

If the applicant is approved & the applicant(s) accepts the property, the holding deposit will be credited to the tenant's move in funds.

Failure to commence the Lease by the move-in date stated above may result in forfeiture of the deposit.

Applicant Signature: _____ Date: _____



BOARDWALK AT MORRIS BRIDGE RENTAL APPLICATION APPROVAL CRITERIA



To reside in our community, we require that each applicant must be 18 years of age and meet certain rental criteria. Before you complete our Rental Application, we suggest that you review these requirements to determine whether you meet them. Please note that the term "Applicant" provided below applies to all Residents to be identified on the Apartment Lease Contract and the person or persons to be responsible for paying rent. Please note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by the property prior to these requirements going into effect. Our ability to verify whether these requirements have been met is limited to the information we receive from the various screening and credit reporting services used.

FAIR HOUSING: We will not discriminate against any person in the rental of an apartment because of race, color, religion, national origin, sex, age, familial status, sexual orientation or mental/physical handicap.

All prospective residents may be required to provide proof of the following standards to include, but not limited to:

APPLICATION FEE: \$35.00 when applying independently, \$50.00 when applying with a guarantor. This fee is a non-refundable payment for credit check and processing charges. Such sum is not a Rental payment or Security Deposit. Management will retain this amount to cover the cost of processing this application; any false information, criminal convictions and evictions may constitute grounds for rejection of the application.

INTERNATIONAL STUDENTS: All international students are required to pay a minimum security deposit of **\$1000.00**.

UNIT PREVIEW: Due to the nature of our property, we will not be able to show the bedroom or unit you will be moving into. Your unit and bedroom will be assigned based on your **Roommate Matching Profile**; we will try our best to match you to the perfect roommates.

OCCUPANCY: 1 person per bedroom, considering the "special circumstances" of the property; namely, that it is student housing with shared living spaces rented on a "per bed" basis.

IDENTIFICATION: Each applicant must provide one or more of the following forms of identification for the verification process to begin: Driver's license or State issued Identification, United States government issued Social Security number, Passport, ITIN number, student visa, (I-20), current work visa, (I-94) or temporary resident alien card verifying approved entry by the United States government, (I-94W.).

INCOME/CREDIT HISTORY: A credit check will be processed on all applicants. Total monthly income must be at least three (3) times the sum of the highest installment rate. If income requirements are not met, management may require the applicant to have a guarantor. Financial aid or grants/student loans may be qualifying sources of income, please consult with the property.

RENTAL HISTORY: Previous payment history will be reviewed, and negative rental history will not be accepted. Negative rental history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payments, and/or evictions filed within the past 5 years.

CRIMINAL HISTORY: A criminal background check will be run on all applicants. An applicant may be automatically denied in the event the applicant(s) have ever been convicted of a felony or misdemeanor for a crime against a person, another person's property or against society. The applicant(s) may also be declined if they have received adjudication withheld or have been charged with a felony or misdemeanor offense(s) for a crime against a person, another person's property or against society. An automatic denial will also occur should an applicant appear on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI or other state and local law enforcement agencies.

GUARANTOR: A Lease Guarantor and/or additional security deposit may be required upon evaluation of the rental application(s). Lease guarantors may be accepted for income qualification purposes only and must reside in the USA. Guarantors are required to fill out a separately rental application. The guarantor's gross monthly income must total at least three (3) times the sum of the highest installment rate. Guarantor must have (1) verifiable employment in this country, or (2) verifiable source of income. If guarantor is self-employed or receives money from non-employment sources, the guarantor must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a CPA verifying employment and income, or (3) photocopies of the three most current bank statements. A credit check will be processed on all guarantors. The guarantor must reside in the United States and a social security number is required. Bankruptcy may result in a non-approval. The guarantor will be

PETS: We welcome pets here at Boardwalk at Morris Bridge; a non-refundable \$300.00 pet fee must be paid plus a monthly Pet Rent of \$25.00. No pet should be more than 30 lbs. Cats must be spayed or neutered. (Documentation from a veterinarian must be provided) No exotic pets, fish, fish tanks, and rodents will be allowed. The following pet breeds will not be accepted: Dalmatian, Boxer, Presa Canario, Chow-Chow, Alaskan malamute, St. Bernard, Husky, Siberian husky, German shepherd, Pit Bull, Rottweiler, Doberman pinscher, Akita, American Staffordshire terrier, Great Dane, Labrador retriever, Wolf-Hybrid and Rhodesian ridgeback.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony or misdemeanor for a crime against a person, another person's property or against society, and/or appears on the list of known terrorists and wanted fugitives. Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a felony or are not subject to deferred adjudication for a felony.

PRINT NAME: _____

DATE: _____

SIGNATURE: _____



BOARDWALK AT MORRIS BRIDGE INDIVIDUAL RENTAL APPLICATION



MOVE IN DATE: _____

APPLICANT INFORMATION

Name of Applicant: _____ Date of Birth: ____ / ____ / ____

Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Cell Phone (____) _____ Email: _____

Social Security #: _____ - _____ - _____ Driver's License #: _____ State: _____

Passport #: _____ Country: _____ ITIN #: _____ Visa # _____

Present Address: _____ City: _____ ST: _____ ZIP: _____

Landlord Name: _____ Phone: (____) _____ Fax: (____) _____

Why are you leaving present residence? (Explain) _____

IN CASE OF AN EMERGENCY

Name: _____ Relationship: _____ Phone: (____) _____

EMPLOYMENT – (MUST PROVIDE US WITH A HISTORY OF 3 MONTH'S OF PAY STUBS OR AN EMPLOYMENT OFFER LETTER)

Employer Name: _____ Position: _____ Phone: _____

How Long: _____ Monthly Income: \$ _____

Employer Address: _____ City: _____ ST: _____ ZIP: _____

EDUCATION

School Attending: _____ Major: _____ Anticipated Graduation Date: _____

What year in college are you? Freshman Sophomore Junior Senior Grad Transfer

*Do you rely on financial Aid/Student loans for rental payments? Yes No

Are you considered an International Student? Yes No

***IF YOU SELECTED YES, PLEASE PROVIDE US WITH A COPY OF YOUR AWARD LETTER**

PARKING/VEHICLE INFORMATION

Type of Vehicle: Make: _____ Model: _____ Year: _____ Tag #: _____ State: _____

PET INFORMATION

Will you be bringing a pet with you? Yes No

Is this a companion pet? Yes No - If yes, a "Reasonable Accommodations" form will be provided to you by our staff. This form must be filled out by your healthcare professional before the companion animal is allowed on the property.

Pet Name: _____ Breed: _____ Age: _____ Weight: _____

(PLEASE PROVIDE US WITH UP TO DATE VACCINATION RECORDS AND/OR SERVICE/COMPANION ANIMAL LETTER FROM HEALTHCARE PROVIDER)

MARKETING SOURCE

Help us spend our money wisely and tell us, where did you hear about us? _____

RENTAL AND BACKGROUND

- Have you ever been evicted or asked to move out from a previous landlord? Yes No
- Do you currently owe any outstanding balance (s) to a previous landlord? Yes No
- Have you ever been convicted; plead guilty; plead no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a felony (whether or not resulting in a conviction)? Yes No
- Have you ever been convicted; plead guilty; plead no contest; received probation, deferred adjudication, court-ordered community supervision or pre-trial diversion for a misdemeanor involving violence or sexual misconduct (whether or not resulting in conviction)? Yes No

If you answered YES to either of the above questions, please explain in detail: _____

AUTHORIZATION

I certify all of the above information is true and complete. I acknowledge that false information herein may constitute grounds for rejection for this Application, termination of right of occupancy and non-return of fees and deposits.

I hereby authorize Owner to use reasonable and necessary means, including any credit reporting agency, current and previous employer, current and former landlord, law enforcement agency, any check authorization agency, and state employment security agency, to release all information any of them may have about me. I hereby release all of these parties, including but not limited to the Owner and any agency designated by Owner, from any liability in connection with release of such information. I hereby authorize Owner to obtain and hereby instruct any credit reporting agency designated by Owner to furnish a credit report under The Fair Credit Reporting Act to Owner to use such credit report in attempting to collect any amounts due and owing under the Housing Contract or the Guaranty of Resident Obligations or for any other permissible purpose.

If I cannot prove income and/or do not meet the qualifying credit history, I will obtain a Guarantor who will sign a Guaranty of Resident Obligations. In the event I submit an executed Housing Contract but do not submit an executed Guaranty of Resident Obligations as and when required by Owner, Owner shall have the right to require me to honor my obligations under and comply with all obligations of the Housing Contract. All applicants must be 18 years of age or older to apply for housing.

Applicant has submitted sum of \$35.00 for one person or \$50.00 with a Guarantor, which is a non-refundable payment for credit check and processing charges. Such sum is not a Rental payment or Security Deposit. Management will retain this amount to cover the cost of processing this application as furnished by Applicant; any false information will constitute grounds for rejection of this application.

All applicable Lease paperwork is to be completed with rental application. In the event, application is denied; all Lease paperwork and addenda will be considered null and void.

By signing below I represent that I have read and agree to all provisions of this Application.

APPLICANTS SIGNATURE: _____

DATE: _____

Boardwalk at Morris Bridge

Questionnaire

First Name: _____ Last Name: _____

Date of Birth: ____ / ____ / ____ Age: _____ Gender: Male Female

Telephone #: _____ Email: _____

University/College: _____

Major: _____ Year: 1st 2nd 3rd 4th Graduate Transfer

I am a member of the: _____ Fraternity / Sorority / Organization

Coed Living: Yes No Maybe
Pet Friendly Living: Yes No Maybe
Are you bringing a pet? Yes No
Smoker: Yes No Only Outside Bothers me if others do
Drink Alcohol: Yes No Socially Bothers me if others do

Personal Preference (Circle the number that corresponds to you for each of the following below)

Personality:	introverted	1 2 3 4 5 6 7 8 9 10	extroverted
Studious:	seldom	1 2 3 4 5 6 7 8 9 10	daily
Social Life:	hermit	1 2 3 4 5 6 7 8 9 10	social butterfly
Sleeping Patterns:	early bird	1 2 3 4 5 6 7 8 9 10	night owl
Work Life:	light	1 2 3 4 5 6 7 8 9 10	heavy
Tidiness:	untidy	1 2 3 4 5 6 7 8 9 10	tidy

Cleaning:

- Would agree to weekly cleaning for common area
- Would not agree
- I feel that everyone should clean up after themselves
- Prefer roommates who feel that a clean apartment is a priority
- Cleaning is not a priority for me

I listen to the following types of music: Rock & Pop Easy Listening Country Heavy Metal Rap
 R&B Latin Jazz EDM Religious Ethnic Classical Other

Floor Preference: Please numerically list your choices in order of your preference; understand placement is on a first come first serve basis.

Scale 1-3: _____ 1st Floor _____ 2nd Floor _____ 3rd Floor

Scale 1-4: _____ Bedroom A _____ Bedroom B _____ Bedroom C _____ Bedroom D

Hobbies: _____

Pet Peeves: _____

ROOMMATE REQUEST:

Name: _____ Phone: _____ Name: _____ Phone: _____

Name: _____ Phone: _____ Name: _____ Phone: _____

I hereby allow Boardwalk at Morris Bridge to release or share any of the above information relating to pending residents who are searching for a roommate. Although there is absolutely no guarantee you will be matched up with the perfect roommate or receive the floor or bedroom preference you requested, we will try our best to help in fulfilling as many of your requests as possible.

Signature

Date

Boardwalk at Morris Bridge GUARANTOR APPLICATION



EQUAL HOUSING
OPPORTUNITY

GUARANTOR FOR: _____
(APPLICANT)

Please Tell Us About Yourself (use additional sheets if necessary)

FIRST NAME		MIDDLE NAME		LAST NAME	
SOCIAL SECURITY # OR INDIVIDUAL TAXPAYER ID #		DRIVERS LICENSE OR OTHER GOVERNMENT ISSUED PHOTO ID #		TYPE OF ID	STATE OR GOVERNMENT THAT ISSUED THE ID
DATE OF BIRTH		OTHER NAMES USED IN LAST 10 YEARS		EMAIL ADDRESS	
PRESENT ADDRESS			COUNTY	WORK TELEPHONE #	
CITY	STATE	ZIP	HOME TELEPHONE #	MOBILE TELEPHONE #	
PRESENT ADDRESS IS (Check one): <input type="checkbox"/> OWNED HOME <input type="checkbox"/> RENTED HOME <input type="checkbox"/> RENTED APARTMENT <input type="checkbox"/> PARENTS' HOME <input type="checkbox"/> STUDENT HOUSING <input type="checkbox"/> OTHER:					
IF RENTING: PRESENT LANDLORD OR APARTMENT COMMUNITY / IF OWNED: NAME OF MORTGAGE COMPANY				FROM:	TO:
ADDRESS OF PRESENT LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY					
CITY	STATE	ZIP	TELEPHONE #		
HOW LONG?	MONTHLY PAYMENT	ANTICIPATED MOVE-OUT DATE:		REASON FOR LEAVING:	
PREVIOUS ADDRESS (IF LESS THAN TWO YEARS AT PRESENT ADDRESS) (Check one): <input type="checkbox"/> OWNED HOME <input type="checkbox"/> RENTED HOME <input type="checkbox"/> RENTED APARTMENT <input type="checkbox"/> PARENTS' HOME <input type="checkbox"/> STUDENT HOUSING <input type="checkbox"/> OTHER:					
IF RENTING: PREVIOUS LANDLORD OR APARTMENT COMMUNITY / IF OWNED: NAME OF MORTGAGE COMPANY				FROM:	TO:
ADDRESS OF PREVIOUS LANDLORD / APARTMENT COMMUNITY / MORTGAGE COMPANY					
CITY	STATE	ZIP	TELEPHONE #		
HOW LONG?	MONTHLY PAYMENT	MOVE-OUT DATE:		REASON FOR LEAVING:	
NAME OF PERSONAL REFERENCE			RELATIONSHIP		
ADDRESS					
CITY	STATE	ZIP	TELEPHONE #		

Please Tell Us About Your Job

EMPLOYER (COMPANY NAME)		HOW LONG?	MONTHLY GROSS INCOME	
ADDRESS		CITY	STATE	ZIP
JOB TITLE		SUPERVISOR'S NAME		SUPERVISOR'S TELEPHONE #
OTHER SOURCE(S) OF INCOME	WHEN RECEIVED	AMOUNT	MONTHLY INCOME FROM OTHER SOURCES	
FORMER EMPLOYER (IF LESS THAN TWO YEARS AT CURRENT JOB)		HOW LONG?		
ADDRESS		CITY	STATE	ZIP
JOB TITLE		SUPERVISOR'S NAME		SUPERVISOR'S TELEPHONE #

PLEASE READ CAREFULLY AND SIGN BELOW

Correct Information--Guarantor represents that all of the above statements are true and complete. Guarantor hereby authorizes verification of the above information, references and credit records, and releases from all liability or responsibility all persons and corporations requesting or supplying such information. Guarantor acknowledges that false, incomplete or misleading information herein may constitute grounds for rejection of this application, termination of right of occupancy of all occupants under the contemplated lease, and may constitute a criminal offense under the laws of this State.

I/We have read and agree to the provisions as stated.

Date _____

Guarantor Signature _____

**Application Process Fee
required with Application** \$ _____

**Guarantor's Spouse's
Signature (if applicable)** _____

Property Staff Initials _____

Boardwalk at Morris Bridge

GUARANTY OF LEASE

I, _____ understand that **Boardwalk at Morris Bridge** (Owner) will lease a residential dwelling to: _____ (Resident) for a term beginning on or about _____, _____ 20_____, subject to my signing this guaranty.

I unconditionally guarantee the payment of all of the rents, late fees, returned check fees, damages to the premises, and attorney's fees and maximum collection fees allowed and full performance and observance of all of the terms of the lease by the tenants. This guaranty will continue in effect as to any renewal or modification of the foregoing lease and any assignment or transfer by the landlord or tenant(s), or any subleasing, whether or not guarantor receives any notice of or consents thereto.

Failure of the landlord to insist upon strict performance or observance of any of the terms of the lease, or to exercise any right will not diminish the enforceability of this guaranty.

The guarantor further agrees that liability under this guaranty shall be primary and that with respect to any right of action which may accrue to the landlord under the foregoing lease, or this guaranty, landlord may, at landlord's option, proceed against the guarantor without first making demand against the tenant(s) and without first bringing action against tenant(s), and without joining the tenant(s) as party-defendant(s). Guarantor further agrees that in any action brought by landlord against tenant(s), the guarantor need not be joined as party-defendant.

All terms and provisions herein shall inure to the benefit of the successors and assigns of the landlord and shall be binding upon the heirs, personal representatives, successors and assigns of the guarantor. I waive trial by jury of any issues arising out of or related to this guaranty.

IN WITNESS WHEREOF, the undersigned has affixed his or her signature this _____ day of _____, 20_____.

GUARANTOR:

_____ Signature	_____ Printed or Typed Name	_____ Date	
_____ Address	_____ City	_____ State	_____ Zip
_____ Social Security Number	_____ DOB		

* THE FOLLOWING MUST BE NOTARIZED *

State of _____, County of _____ Sworn to and subscribed before me this, the _____ day of _____, 20_____, by _____.

Personally Known OR Produced Identification

Type of Identification Produced: _____

Notary Public / Notary Seal: