

Thank you for your interest in Summerhill Apartments.

If you would like to reserve a unit, please return the following:

- **Application** filled out with signature and date. Approval Criteria with signature and date. Show government/state photo identification.
- **One check or money order** to include payment of the security deposit, administration fee, and application fee(s). Add \$50.00 for each additional applicant. Every person 18 or over must fill out an application and be on the lease. Security Deposit amount depends on unit size and is based on approval.
- **Proof of Employment** can be one of the following: Copy of most recent pay stubs from employer for the past 8 weeks, Employment Acknowledgement letter on letterhead of your employer including salary and date you were employed, or we can fax a verification request to your employer and they must fax it back to Summerhill at (321) 269-5056. If you own your business, you must provide a copy of the year to date income tax statement.
- **Students:** If you do not meet the income requirements, you may use a guarantor. Only one guarantor per apartment. Guarantor must fill out a separate application to be processed and pay an application fee (\$50.00). Guarantor must also fill out a guarantor addendum with signature notarized and return with application.
- Mail or return all of the above to: Summerhill Apartments, 5274 Summerhill Club Lane, Titusville, FL 32780.



SUMMERHILL APARTMENTS

RENTAL APPLICATION APPROVAL CRITERIA

We are working with our community to maintain quality in the neighborhood. Therefore, we have a very thorough screening process. If you meet the application standards and are accepted, you will have the peace of mind of knowing that other residents are being screened with equal care. Please review the following list of criteria. If you feel you meet these standards, please apply.

Equal Housing: This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification: All visitors must present a current photo ID issued by a state or government authority (i.e. State Issued Driver's License, State Issued Photo Identification Card, current Passport, current United States Military ID card, or VISA issued by US Immigration and Naturalization Services) A copy of all applicants photo IDs will be made and retained at time of move-in.

Occupancy: Roommates: 2 persons per bedroom only. **Familial Status:** Familial Status protects children under the age of 18 and the family with children under the age of 18. A maximum of two persons per bedroom plus one (1) additional person (child under the age of 18) per apartment home. (example: 1/1 = 3 persons; 2/2 = 5 persons; 3/2 = 7 persons; 4/2 = 9 persons)

Application for Residency: An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and/or contributing to the payment of rent.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. Eviction, Skip, or Money Left Owing to a Landlord will be automatically denied unless the applicant(s) have the required documentation to prove said debt(s) have been satisfied. Falsification of this application may result in an automatic rejection.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. Persons declined for no credit history may qualify with a higher deposit.

Income: Applicants must have a verifiable income source. Individual gross income must equal three (3) times the amount of rent. Acceptable income verification required may include pay stubs consecutive for a eight (8) week period, a notarized letter from the employer, the most recent W2, or proof of assets equal to 1 times the lease term. Self-employed applicants may be required to supply the most recent IRS tax return or certified verification from their company accountant or bank. Retired (must provide documentation of ability to pay rent). Students must provide proof of financial aide or attain an approved Lease Guarantor.

Lease Guarantors: A Lease Guarantor and/or Additional Security Deposit may be required upon evaluation of rental application(s). Lease guarantors may be accepted for income qualification purposes **only** (not for credit) and must reside in the USA. Guarantor must qualify based not only on the proposed rent amount for the applicant's apartment, but the combination of the proposed rent plus their own housing obligation. Lease Guarantor must qualify in approved status for credit portion of the application.

Non US or US Citizens without a SSN or ITIN: Applicants must provide I-94, I-94W (Immigration arrival and departure approval to be in the US) or I-20 (International Student approval to be in the US). The lease end date can not extend past the date the applicants are approved to be in the US. Applicants must pay one (1) month's additional deposit equivalent to one (1) month's rent. Applicants must also provide proof of verifiable income.

Criminal Background Check: A criminal background check will be run on all Applicants. An applicant will be automatically denied in the event the applicant(s) have a felony of any kind for any period of time. An applicant will be automatically denied in the event the applicant(s) have a sexual related offence of any kind for any period of time. 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.

The applicant agrees that the lease shall be terminated in the event the applicant, after moving onto the property, is convicted of a felony, sexual relate offence, or 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.

Notification: Applicants will be informed of the status of their application by telephone within five (5) business days (Mon – Fri) from submitting the application and the required processing fee.

Applicant Signature

Agent for Owner

Date: _____



SUMMERHILL APARTMENTS

RENTAL APPLICATION CREDIT CRITERIA

<u>Score</u>	<u>Result</u>
<i>700 - 850</i>	<i>Approved</i>
<i>550 - 699</i>	<i>Approved with Additional Deposit</i>
<i>N/A</i>	<i>Approved with Additional Deposit</i>
<i>0 - 549</i>	<i>Denied</i>

You must be 18 years of age or older to rent an apartment. All Applicants 18 years of age and over are required to fill out and application, pay an application fee, and be on the lease.

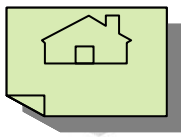
All occupants 18 or over are required to submit an application at time of apartment reservation. Application approval process will not begin until all applications have been received and all applicants' monies have been paid to the leasing office.

All Applicants will be run separate (including married applicants). If there is more than one applicant for the same apartment, additional fees and/or deposits will be based on the lowest applicants score.

Guarantor applications are accepted in lieu of income not credit. If applicant(s) need a guarantor in lieu of income, they may still be required to pay an additional deposit depending on their credit score. If an applicant is required to have a Guarantor, the Guarantor must fill out an application, pay an application fee, and be approved without conditions. The Guarantor will also be responsible to have the Guarantor of Rental Agreement Form filled out and notarized. The original notarized copy must be turned into the office with the guarantor application before we can process the Guarantor application.

If applicant(s) is/are approved with an additional deposit, said applicant(s) will be responsible to pay an additional deposit equal to one months rent. **All additional deposits must be paid in full prior to move in by money order or cashier's check only.** No exceptions will be made for any reason and/or for any person.





SUMMERHILL APARTMENTS

APPLICATION



(Each Occupant 18 years & over must completely fill out a separate application)

To Be Completed by the Office Staff

Agreed Rent Amount _____ Apt Type _____ Apt # _____ Move-in Date _____ Lease Term _____
 Apartment Deposit _____ Application Fee _____ Admin Fee _____ Total Paid _____

Applicant represents that all of the below information and statements are true and complete and hereby authorizes verification of the below information, references and credit records. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of right of occupancy and/or fees charged and may constitute a criminal offense under the laws of this state.

I hereby authorize Summerhill Apartments to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release Summerhill Apartments and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I understand that if I do not move in on the date listed above, my application will be cancelled as of 5pm on said date. I understand that a new application will be required should I decided to change apartment locations prior to my move in date. All occupants 18 or over are required to submit an application at time of reservation.

Applicant paid \$ _____ (total amount received) in consideration for Owner's taking the dwelling unit off the market while considering approval of this application. \$ _____ of this amount is a non-refundable fee for costs and expenses for checking applicant's consumer report by all and any means. \$ _____ will be applied toward the required apartment deposit. The non-refundable administrative fee of \$ _____ will be applied upon lease execution. If this application is not approved, this remainder of the \$ _____ (apartment deposit & administrative fee) will be refunded in full to applicant; provided however, should applicant fail through no fault of the owners to complete the lease agreement when tendered, the lower of \$ _____ (apartment deposit) or a proration of rental amount equal to the time this apartment was held will be charged as liquidated damages from _____ (date application is signed and apartment is taken off the market). If lease is entered into and possession of the apartment is taken, the "Apartment Deposit" shall be applied toward the Security Deposit. Applicant understands that any refund (if applicable) will be made within 30 days to allow for processing and clearing of checks. Apartment Deposit monies are deposited within three (3) business days of receipt or at time of approval, which may be the same day as receipt of deposit.

Name _____ Maiden Name _____ Sex _____

Social Security #: _____ - _____ - _____ Birth Date _____ / _____ / _____

Drivers License or Government Issued Photo ID number _____ State/Country _____

Are you a US Citizen? ___ Yes ___ No If No, Do you have a valid work visa? ___ Yes ___ No Exp. Date _____

Email Address: _____
 Pets Type _____ Breed _____ Weight _____ Color _____

Work Phone # (____) _____ - _____ Home Phone# (____) _____ - _____

Other Occupants:

Name	Birth date (mm/dd/yyyy)	Social Security #	Relationship
_____	____/____/____	____-____-____	_____
_____	____/____/____	____-____-____	_____
_____	____/____/____	____-____-____	_____

Employer _____ Supervisor _____
 Phone/Fax # _____ Date Employed _____
 Position _____ Gross Salary/Month _____
 Previous Employer _____ Supervisor _____
 Phone/Fax # _____ Date Employed _____
 Position _____ Gross Salary/Month _____

Other Income (Child Support, Alimony, etc.) _____ Income from Assets _____

Emergency Contact _____ Street # _____ City _____
 State _____ Zip _____ Phone # _____ Relationship _____

Closest Relative _____ Street # _____ City _____
 State _____ Zip _____ Phone # _____ Relationship _____

Current Residence

Street _____ Apt# _____ City _____ State _____ Zip _____
 Community/Mtg. Co _____ Phone # _____ Fax #: _____

Dates from _____ to _____ Monthly Payment _____

Previous Residence

Street _____ Apt# _____ City _____ State _____ Zip _____
 Community/Mtg. Co _____ Phone # _____ Fax #: _____

Dates from _____ to _____ Monthly Payment _____

Vehicle _____ Year _____ Make _____ Model _____ Registered to _____ Tag # _____ State _____ Color _____

Additional Vehicles (Boat, Camper, Van, etc with Tag Numbers) _____

How did you hear about these apartments? _____
 Have you ever had an eviction filed against you? _____
 Has anyone that will be residing in the apartment ever been charged/convicted of a felony? _____

Applicant _____

Date _____

By _____
 Summerhill Apartments Agent for Owner