

(THE VILLAS OF OAKWOOD)

**RENTAL APPLICATION**



Date: \_\_\_\_\_

The undersigned Applicant(s) hereby make application to rent the following Dwelling Unit:

Community \_\_\_\_\_

Apartment Number \_\_\_\_\_

Beginning on \_\_\_\_\_

At a monthly rental of \$ \_\_\_\_\_

**PLEASE FILL IN ALL INFORMATION COMPLETELY**

**1. Applicant Information.**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Name		
Home #		
Work #		
Cell Phone #		
E-mail Address		
Date of Birth		
SSN/ITIN		
Driver's License # and State		
Other Occupants: a) Name b) Relationship to you c) Date of Birth	a)	a)
	b)	b)
	c)	c)
Student (check if applicable)	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate	<input type="checkbox"/> Undergraduate <input type="checkbox"/> Graduate
Present Address		
Date Moved In		
Owner or Agent and Phone		
Monthly Payment		
Previous Address (if within last 3 years)		
Date Moved in and Out		
Reason for Leaving		
Owner or Agent and Phone		

	<u>Applicant #1</u>	<u>Applicant #2</u>
Current Employment Status (full-time, part-time, student or retired)		
Current Employer (or most recent)		
Phone		
Dates of Employment		
Position		
Supervisor		
Gross Monthly Salary		
Previous Employer		
Address		
Phone		
Dates of Employment		
Position		
Supervisor		
Gross Monthly Salary		

**2. Bank or Savings Accounts:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Bank Name/Address Account No. Type of Account		
Bank Name/Address Account No. Type of Account		
Bank Name/Address Account No. Type of Account		

**3. Other Income You Would Like Landlord to Consider:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Amount (Week/Month/Year)	\$	\$
Source		

**4. Vehicle Information:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Number of Vehicles		

Make		
Model		
License #		

**5. Animals:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Kind		
Breed		
Weight		
Age		

No animals are permitted without Landlord’s prior written consent, or upon approval of a reasonable accommodation request for an assistance animal (see question 11 below), and upon execution of either a Pet Addendum or Assistance Animal Addendum, as applicable.

**6. If you are presently in the Armed Services, state:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Branch		
Rank		
Outfit		
Telephone		

**7. Please answer “Yes” or “No” to the following questions:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Sued for non-payment of rent?		
Evicted or asked to move out?		
Broken a Rental Agreement or Lease?		
Sued for damage to rental property?		
Declared Bankruptcy?		
Convicted of, pleaded guilty to, or entered a plea of no contest to any felony, or to any misdemeanor for a crime that involved harm to any other person or property?		

**If “Yes” was answered for one or more of the above questions, please provide specific details and dates:**

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**8. Citizenship:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
List all Countries of Citizenship		

**If you are not a citizen of the United States, you must complete the “Supplemental Rental Application Regarding Citizenship,” available from the Rental Office, and submit it with this Rental Application, which shall be incorporated herein and made a part hereof.**

**9. References:**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Please list 2 Personal References:	1. Name: Phone: E-Mail  2. Name: Phone: E-Mail	1. Name: Phone: E-Mail  2. Name: Phone: E-Mail
Please list 2 Business References:	1. Name: Phone: E-Mail  2. Name: Phone: E-Mail	1. Name: Phone: E-Mail  2. Name: Phone: E-Mail

**10. In Case of Emergency or Death, Notify (a person not residing in the Dwelling Unit):**

	<u>Applicant #1</u>	<u>Applicant #2</u>
Name		
Relationship		
Address		
Phone #s (Home, Work and Cell)		

**11. Do you need a reasonable accommodation or modification for a disability? \_\_\_ Yes \_\_\_ No**

If Yes above, Agent will provide you a copy of the Frye Properties Reasonable Accommodation and Modification Policy, and the applicable forms to complete and return for review.

I hereby certify that the information contained in this Application is true and correct to the best of my knowledge and belief. I further hereby consent and authorize Frye Properties, through its designated agents and its employees, to obtain and verify my credit, criminal, and related information for the purpose of determining whether or not to enter into a lease with me for an apartment. I understand that should I lease an apartment, Frye Properties, and its agent, shall have a continuing right to review my credit information, Rental Application, criminal information, related information, payment history and occupancy history.

\_\_\_\_\_  
Applicant #1

\_\_\_\_\_  
Applicant #2

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## **Frye Properties Application Agreement**

I hereby apply to lease the Dwelling Unit for the term and upon the conditions set forth on the Rental Application, and agree that the rent is to be payable the 1<sup>st</sup> day of each month in advance. I understand that rental rates and availability are subject to change without notice, pending full lease execution. As part of my Rental Application, I have paid the following amounts:

Application Fee: \$ \_\_\_\_\_

Application Deposit: \$ \_\_\_\_\_

The Application Fee is non-refundable, and is an offset to the Landlord's cost, time, and expense of processing my initial Application.

The Application Deposit is not a security deposit, but will convert into the Security Deposit on the Commencement Date of the Lease Agreement, as permitted by applicable law. Upon submission of this Application by Applicant, Landlord reserves the right to remove the Dwelling Unit from the available rent list. Landlord will notify Applicant whether the Application has been approved within 10 days after receipt. Applicant/I hereby waive any claim for damages by reason of non-acceptance. If this Application is denied by Landlord, the Application Deposit shall be refunded to Applicant. If this Application is approved, then Applicant/I and all co-applicants must sign the Lease Agreement on or prior to the scheduled move-in date. If approved and Applicant/I fail to rent the Dwelling Unit, Landlord shall be entitled to retain that part of the Application Deposit equal to Landlord's actual damages and expenses as provided in Section 55-248.6:1 of the Virginia Residential Landlord Tenant Act ("VRLTA").

Notwithstanding anything else to the contrary contained herein, I understand that I shall have the right to rescind this Rental Application for a period of 72 hours after submittal, upon written notice to Landlord, in which event the Application Deposit (but not the Application Fee) will be refunded to me.

I AUTHORIZE YOU TO CONTACT PREVIOUS LANDLORD(S), CREDIT, CRIMINAL AND PERSONAL REFERENCES THAT I HAVE GIVEN IN THIS APPLICATION. I ALSO AUTHORIZE MANAGEMENT TO OBTAIN MY CONSUMER CREDIT REPORT.

I declare that to the best of my knowledge, all information provided on this Application is true and correct. If I fail to answer any question, or provide false information, Landlord may reject the Application, and/or terminate my right of occupancy. Giving false information is a serious criminal offense, and may result in legal action against me.

I understand that copies of Landlord's Rental Selection Criteria are available upon request in the Rental Office, or may be viewed on-line at [www.\\_\\_\\_\\_\\_](http://www._____).

By my signature hereto, I certify that I am 18 years of age or older, and affirm that I am not involved in any way with illegal drugs or any other unlawful activity.

In lieu of an original signature to this agreement, Landlord will accept a valid and legitimate electronic and/or facsimile of Applicant's signature. In doing so, I hereby acknowledge my endorsement and acceptance of this Agreement, and I waive any challenge to validity of this Agreement based on my endorsement by electronic and/or facsimile signature.

I/We have read the terms and conditions of this Application. I/We understand this is a binding contract, separate and apart from the Lease Agreement.

\_\_\_\_\_  
Applicant #1

\_\_\_\_\_  
Applicant #2

Date: \_\_\_\_\_

Date: \_\_\_\_\_

The undersigned acknowledges the receipt of the following fees and deposits:

Applicant #1

Applicant #2

Application Fee: \$ \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Money Order No. \_\_\_\_\_

Money Order No. \_\_\_\_\_

An Application Deposit in the amount of \$ \_\_\_\_\_, paid by Money Order number \_\_\_\_\_.

Signature of Landlord's agent: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**THIS APPLICATION IS: APPROVED \_\_\_\_\_ NOT APPROVED \_\_\_\_\_**

**If not approved, specify reasons:** \_\_\_\_\_

**Applicant Notified by (Name):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**How Notified (attach copy, if applicable):** \_\_\_\_\_