

# Seasons at Biltmore Lake

1000 Vista Lake Drive, Candler, NC 28715

Phone: 858.670.9009

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Date _____	Condo Number _____	Pro Rate Amount _____
Move In Date _____	Move Out Date _____	Referred By _____

## APPLICATION FOR RESIDENCY

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Social Security Number \_\_\_\_\_ Driver License Number \_\_\_\_\_  
Married \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_  
Spouse's Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Social Security Number \_\_\_\_\_  
Home Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_  
Email \_\_\_\_\_

### All other occupants that will reside in the home with you

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Relationship \_\_\_\_\_  
Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Relationship \_\_\_\_\_  
Name \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Relationship \_\_\_\_\_

## RESIDENT HISTORY

### Present Address

Street \_\_\_\_\_ Apt# \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Monthly Rent \_\_\_\_\_ Reason for Moving \_\_\_\_\_

Landlord Name \_\_\_\_\_ Phone # \_\_\_\_\_

### Previous Address

Street \_\_\_\_\_ Apt # \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Monthly Rent \_\_\_\_\_ Reason for Moving \_\_\_\_\_

Landlord Name \_\_\_\_\_ Phone # \_\_\_\_\_

Have you ever been evicted? \_\_\_\_\_ Explain \_\_\_\_\_

# EMPLOYMENT

Present Employer \_\_\_\_\_  
Position \_\_\_\_\_ Dates \_\_\_\_\_  
Supervisor \_\_\_\_\_ Income Weekly \_\_\_\_\_  
Phone # \_\_\_\_\_ Street Address \_\_\_\_\_  
City \_\_\_\_\_ Zip Code \_\_\_\_\_

Previous Employer \_\_\_\_\_  
Position \_\_\_\_\_ Dates \_\_\_\_\_  
Supervisor \_\_\_\_\_ Income Weekly \_\_\_\_\_  
Phone # \_\_\_\_\_ Street Address \_\_\_\_\_  
City \_\_\_\_\_ Zip Code \_\_\_\_\_

Previous Employer \_\_\_\_\_  
Position \_\_\_\_\_ Dates \_\_\_\_\_  
Supervisor \_\_\_\_\_ Income Weekly \_\_\_\_\_  
Phone # \_\_\_\_\_ Street Address \_\_\_\_\_  
City \_\_\_\_\_ Zip Code \_\_\_\_\_

Income/Net Worth  
(Total Anticipated Income from Date of Move-In Through the Next 12 Months)

Annual Salary-Include Fees, Tips, Commissions and Bonuses \$ \_\_\_\_\_

Spouse Annual Salary \$ \_\_\_\_\_

Additional Annual Income-Child Support, Parental Support, Disability, ect. \$ \_\_\_\_\_  
Source \_\_\_\_\_

Total Anticipated Income \$ \_\_\_\_\_

\*If Self-Employed you must furnish us with a notarized statement from CPA or attorney along with a Schedule C showing the amount of income you expect to receive.

## BANK

Name \_\_\_\_\_ Branch \_\_\_\_\_

Checking Account # \_\_\_\_\_

Name \_\_\_\_\_ Branch \_\_\_\_\_

Checking Account # \_\_\_\_\_

## VEHICLE

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

Color \_\_\_\_\_ License # and State \_\_\_\_\_

Registered To \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

Color \_\_\_\_\_ License # and State \_\_\_\_\_

Registered To \_\_\_\_\_

## PETS

Do you own any pets? \_\_\_\_\_ How many? \_\_\_\_\_

Kind \_\_\_\_\_ Weight \_\_\_\_\_ Color \_\_\_\_\_

## EMERGENCY CONTACT

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

## APPLICATION PROCESS

Applicant has submitted the sum of \$ \_\_\_\_\_ which is non-refundable for credit check processing charge of the application. Such sum is not a rental payment or security deposit, and will be retained by the owner or its agent to cover the application's processing cost. Applicant hereby represents that all the above statements are true and correct and are made to induce owner and its agents to lease or rent a condominium. Owner and its agents are hereby authorized and given the right to verify by reasonable means the application, including, without limitation, ordering credit and criminal reports, and authorize to exercise in its sole discretion as to whether to reject the application and or to terminate any lease which may be entered into between the parties, pursuant to this application, whether during the term of said lease or any extensions or renewals thereof, if the applicant has made any false or misleading statements or misrepresentations in this application. It is understood and agreed between the parties that in the event this application for said condo is rejected by the owner or its agents then the said sum so received herein below shall be returned to applicant without interest. It is further understood and agreed that in the event that said application is approved and accepted by the owner or its agents then said amount received below shall be applied to that security deposit and administrative fee so called for in the lease entered into between the accepted owner or its agents and applicant refuses to enter into a lease agreement for the period of time as called for in applicant application then the sum so received herein shall be retained by the owner or its agents to serve as liquidated damages it will suffer by reason of applicants failing to enter into residency of the above state condominium, but the acceptance or rejection of applicant shall remain within the sole discretion of owner and its agents. If owner or its agents cannot deliver possession of the premises to the Applicant at the commencement of the term, all deposits/fees less application fee paid to owner shall be refunded to applicant. Applicant has delivered a sum of \$ \_\_\_\_\_ towards holding deposit which will be applied to the security deposit upon approval for the above state unit.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ Agent \_\_\_\_\_

# Rental Scoring and Your Rental Application

Many landlords rely upon Rental Scores to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing the relevant applicant information and help speed the application approval process.

## *How is my rental score determined?*

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income and the number of inquiries in your consumer report. The final number or rental score represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like race, color, sex, familial status, handicap, national origin, or religion as factors.

## *How is my rental score used?*

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

## *What can I do to improve my rental score?*

Your rental score may change if the underlying information is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

## *Where can I have my score explained?*

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report if you make the request to the consumer reporting agency within 60 days of denial.

First American Registry, Inc.  
Attn: Consumer Relations Department  
11140 Rockville Pike, PMB 1200  
Rockville, MD 28052  
888.333.2413

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Management Representative Signature \_\_\_\_\_

# CRIMINAL BACKGROUND CRITERIA

All leasing applicants must have a criminal background investigation done by the property's administrative office. Criminal background investigations must be done prior to leasing approval.

The result of this investigation, along with other qualifying factors, will determine whether the applicant is qualified to lease the condominium. The following is the criminal background criteria for approval.

An applicant will be declined for leasing if any of the following appear on his/her criminal background report:

**Any convictions of the following felonies and misdemeanors:**

- \*murder
- \*sexual related crimes
- \*rape
- \*child abuse
- \*manslaughter
- \*arson
- \*kidnapping
- \*lewd and lascivious assault
- \*robbery
- \*strong arm robbery
- \* burglary
- \*assault/batter on a Police Officer
- \*sexual battery
- \*motor Vehicle theft
- \*larceny or grand theft
- \*any other criminal offence, which may be considered a threat to the health of safety of the residents and community

**Any convictions in the last 10 years of the following felonies and misdemeanors:**

- \*prostitution
- \*drug sale
- \*possession of drug paraphernalia
- \*possession of a controlled substance
- \*openly carrying a weapon
- \*vandalism
- \*fraud
- \*dealing in stolen property
- \*carrying a concealed firearm

This applies to all applicants, co-applicants and all other persons 18 years of age or over who will be residing in the apartments.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Management Representative Signature \_\_\_\_\_