



# Brookside Meadows

## LUXURY RENTAL COMMUNITY APPLICATION FOR RESIDENCY

### Personal Information

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_  
 Last Name Suffix (Jr. Sr., etc.) \_\_\_\_\_ Marital Status (optional) \_\_\_\_\_  
 Social Security Number (Visa # if no SSN) \_\_\_\_\_ Date of Birth \_\_\_\_\_  
 If no SSN, are you in the US on a Visa?  Yes  No Former Last Name \_\_\_\_\_  
 Driver's License No. \_\_\_\_\_ Driver License State \_\_\_\_\_

#### Occupant Information:

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

### Residence Information

Current Street Address \_\_\_\_\_ Suite or Apt. \_\_\_\_\_  
 City, State, Zip, Country \_\_\_\_\_  
 Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
 E-mail \_\_\_\_\_ Rent  Own  Other \_\_\_\_\_  
 Length of Residency \_\_\_\_\_ Apt. Community or Mortgage Co. \_\_\_\_\_  
 Contact Name \_\_\_\_\_ Monthly Payment \_\_\_\_\_ Reason for Moving \_\_\_\_\_  
 Previous Street Address \_\_\_\_\_ Suite or Apt. \_\_\_\_\_  
 City, State, Zip, Country \_\_\_\_\_  
 Phone \_\_\_\_\_ E-mail \_\_\_\_\_ Rent  Own  Other \_\_\_\_\_  
 Length of Residency \_\_\_\_\_ Apt. Community or Mortgage Co. \_\_\_\_\_  
 Contact Name \_\_\_\_\_ Monthly Payment \_\_\_\_\_ Reason for Moving \_\_\_\_\_  
 Have you ever been evicted or asked to move out?  Yes  No If yes, Explain \_\_\_\_\_  
 \_\_\_\_\_  
 Have you ever filed or are you currently filing for bankruptcy? Yes  No  If so, when? \_\_\_\_\_

### Employment Information/Additional Income

Current Employer (as of move in date) \_\_\_\_\_ Position \_\_\_\_\_  
 Industry \_\_\_\_\_ Monthly Salary \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Street Address \_\_\_\_\_ City, State, Zip and Country \_\_\_\_\_  
 Name of Supervisor \_\_\_\_\_ Phone \_\_\_\_\_ Length of Employment \_\_\_\_\_  
 Previous Employer \_\_\_\_\_ Position \_\_\_\_\_  
 Industry \_\_\_\_\_ Monthly Salary \_\_\_\_\_ Phone Number \_\_\_\_\_  
 Street Address \_\_\_\_\_ City, State, Zip and Country \_\_\_\_\_

Name of Supervisor \_\_\_\_\_ Phone \_\_\_\_\_ Length of Employment \_\_\_\_\_  
If there are other sources of income or you would like us to consider in lieu of income, please list  
source and amount: Source \_\_\_\_\_ Amount \_\_\_\_\_  
Source \_\_\_\_\_ Amount \_\_\_\_\_  
(We will need accompanying documentation for verification of income/saving sources.)

**Emergency Information**

First Name (not an occupant) \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_  
Current Street Address \_\_\_\_\_ Suite or Apt \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Relationship \_\_\_\_\_ Phone \_\_\_\_\_ Allow key access? Yes – No

**Vehicle Information**

Your Vehicle Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ State & Plate No. \_\_\_\_\_  
Second Vehicle Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ State & Plate No. \_\_\_\_\_  
Other Vehicles \_\_\_\_\_

**Service/Companion Animal Information—limit 2 per resident**

Name of companion service animal \_\_\_\_\_ Type \_\_\_\_\_ Breed \_\_\_\_\_ Age \_\_\_\_\_  
Name of companion service animal \_\_\_\_\_ Type \_\_\_\_\_ Breed \_\_\_\_\_ Age \_\_\_\_\_

I/We understand that if I/We presently have or acquire a pet to reside with me/us in the apartment that I/We must have an apartment in a designated pet friendly building and that the pet must be approved by management and meet all applicable requirements, including neutering, deposits and charges must be paid and I/We must sign a pet lease agreement that will become an addendum to our Brookside Meadows lease and agree to abide by the rules therein.

**Conviction Information**

Have you ever been convicted of, or pleaded guilty to or “no contest” to a Misdemeanor or Felony involving sexual misconduct? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, when? \_\_\_\_\_ What State \_\_\_\_\_  
Have you ever been convicted of a felony which has not been annulled by a court of law? Yes \_\_\_ No \_\_  
If so, please indicate the year, location and type of each felony; also please indicate date and county if any suits were filed against you. We may need to discuss more facts before making a decision.  
Explain \_\_\_\_\_  
\_\_\_\_\_

**Application Information**

In connection with this Application for apartment home located in Brookside Meadows (the “Apartment Home”), the undersigned (“you” or “your”) hereby deposits with Pleasant Valley Properties, LLC, (“we”, “us”, or “our”) a security deposit plus the credit/criminal report application fee. We will apply the Deposit in accordance with the provisions set forth below. The credit/criminal report application fee is a non-refundable fee for processing the credit/criminal reports and will not be refunded to you. Upon receipt of this Application, the Deposit and the Application fee, we will set aside and reserve the Apartment for you.

By submitting this Application, you agree to enter into a lease (“Lease”) for the Apartment Home under the terms specified in this Application. If, for any reason, we decline this Application, then we will refund the Security Deposit to you in full. If we approve this application, we will ask that you execute the Lease and pay all remaining deposits and fees as directed by the management. Security deposits are determined by the scores and information on the credit

report. Notification to one co-applicant shall be deemed notice to all. *In all events, if you have not paid all remaining deposits and fees to us within five (5) days after your notification, and signed the lease at least one month prior to the move in date, we will assume that you are not interested in proceeding, the Apartment Home will no longer be reserved for you.* In addition, you acknowledge that after the application process has been started and the security for the apartment has been collected should you decide not to honor this agreement and rent the apartment as agreed, if Brookside Meadows cannot find a replacement renter in time to cover the rent for the month that you were to move into the apartment, you will forfeit that entire amount of the one month security deposit but if Brookside Meadows does find a replacement renter to rent the apartment you will be charged a minimum \$500.00 cancellation fee.

By accepting the Deposit and the Application Fee from you, we are not obligated to approve this Application or rent the Apartment Home to you. Our approval of this Application is contingent upon our receipt of a satisfactory report of your rental history, credit history and other information that we deem necessary.

By signing this Application, you certify that all persons eighteen years of age and over who will be occupying the Apartment Home have completed and provided to us a separate Application for Residency, and that each occupant of the Apartment Home will sign the Lease at the time required by us.

You authorize us, through our designated agent or employees, to obtain and verify all credit/criminal report information, work/income history and rental history for the purpose of determining whether or not to lease the Apartment Home to you. You understand that should you enter into the Lease for the Apartment Home, we and our designated agents and employees will have a continuing right to review your credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

Both we and you anticipate your apartment will be ready for occupancy and the Lease will commence on the agreed upon move in date, on the page 1 heading. However, you understand that construction on the building in which your apartment is located is not yet complete. Your apartment may be ready for occupancy later than the anticipated commencement date you agree to enter into this Lease. You agree that the date your apartment is ready for occupancy (the "Readiness Date") will become the new Lease commencement date for all purposes. IF the Readiness Date is after the agreed upon date, *your rent will be abated on a daily basis until the Readiness Date, but the Lease will remain in force.* The term of the Lease will be from the Readiness date until the ending date set for the below. In no event will we be liable for any damages resulting from the delay, including, but not limited to storage fees, hotel costs or rent. The rent abatement will be your exclusive remedy for the delay.

I/We understand that we must buy **\$100,000 of liability insurance** and give proof to the management before the agreed upon move in date.

By signing this Application, you certify that all information contained in this Application is true, correct and complete.

In all cases, notification to one co-applicant shall be deemed notice to all.

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Signature of Applicant Date

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Name of Applicant