

GRAN INC
Residential Qualification Criteria
May 2010

Rental History: 6 months valid, verifiable rental history
*Valid rental history is a written lease or month-to-month agreement.
If rental history is less than 12 months then an increased deposit may be requested.
Final recommendation will also be dependant on credit history, income and employment.*

Credit History: No established credit history required for residency
*If derogatory credit history (excluding medical debt) is in excess of \$500 but less than \$3000 then an increased may be requested.
Final recommendation will also be dependant on income, rental & employment history.*

Employment: 6 months with current employer or previous employment in same field of work
Final recommendation will also be dependant on rental & credit history and income

Income: Monthly gross income must be equal to at least 3 times the rental amount
(only legal and verifiable income considered)
*If income is less than 3 times the rental amount, but more than 2.5 times the rental amount, then an increased deposit may be requested.
Final recommendation will also be dependant on rental, credit & employment history.*

INTERNATIONAL STUDENTS AND APPLICANTS THAT ARE NEW TO THE COUNTRY:

International students will be required to pay an Increased Deposit. Proof of current college or university enrollment or current student visa will be required for valid verification.
Applicants that are new to the country will be required to pay a First and Increased Deposit. Proof of income source or new job will be required.

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

Verified eviction showing on credit report or confirmed with landlord.
Rental collection verified on credit report
Balance owing to landlord
Derogatory credit (excluding medical debt) in excess of \$2999
Open or non-discharged bankruptcy
Foreclosed or past due mortgage
Monthly income that is less than 2.5 times the rental amount.
2 or more late payments and/or NSF checks and/or Noise Complaints within a 12- month rental period
Unverifiable social security number
Falsification of rental application
Breaking lease agreement that will result in collection filing

Verified name and date of birth match of any criminal conviction, felony and/or misdemeanor.
A criminal records search will be performed for felony and misdemeanor offenses.

Valid Photo Identification will be required of all applicants.

Property Name: _____

STANDARD RENTAL APPLICATION

Please print clearly. All questions must be answered.

Use N/A if not applicable. Picture I.D. is required before filling out Application.

Applicant #1

Applicant #2

Full Name _____

Previous, alias or Maiden Names: _____

BIRTHDAY ____/____/____ Soc.Sec# _____

Drivers License # and State _____

Full Name _____

Previous, alias or Maiden Names: _____

BIRTHDAY ____/____/____ Soc.Sec# _____

Drivers License# and State _____

PLEASE PRINT

Occupant #3 _____ SSN# _____ B-day ____/____/____ Relationship _____

Occupant #4 _____ SSN# _____ B-day ____/____/____ Relationship _____

Occupant #5 _____ SSN# _____ B-day ____/____/____ Relationship _____

PLEASE GIVE YOUR RENTAL HISTORY FOR PAST 3 YEARS

PRESENT ADDRESS: _____ CITY _____ STATE _____ ZIP _____

HOME PHONE# _____ RENT\$ _____ DEP: _____ SIZE: _____ MANAGER _____

LANDLORD PHONE# _____ House or Apt _____ FROM ____/____/____ TO ____/____/____

Lease expired: ____/____/____ Proper notice given? _____ When given? ____/____/____

Reason for moving? _____

Is your present address owned, managed by or rented from a family member _____

PREVIOUS ADDRESS: _____ CITY _____ STATE _____ ZIP _____

RENT:\$ _____ DEP: _____ REFUNDED? _____ MANAGER _____

PHONE # TO VERIFY: _____ House or Apt _____ FROM ____/____/____ TO ____/____/____

Lease expired ____/____/____ Proper notice given? _____ When given? ____/____/____

Reason for moving? _____

Is your present address owned, managed by or rented from a family member _____

CREDIT INFORMATION

BANK NAME: _____ CITY: _____ STATE: _____ PHONE NUMBER _____

EMPLOYMENT (If Military, please give rank and Unit I.D #)

APPLICANT#1

Employed By: _____

Address/Military Unit: _____

Occupation/Military Rank: _____

Date Employed: ____/____/____ Phone: _____

Gross Monthly Income\$ _____

Working Hours: _____ to _____

Supervisor: _____ Phone _____

Additional Income\$ _____ Source _____

Previous Employer _____

From ____/____/____ To ____/____/____

Occupation Military Rank _____

Supervisor: _____

APPLICANT#2

Employed By: _____

Address/Military Unit: _____

Occupation/Military Rank: _____

Date Employed: ____/____/____ Phone: _____

Gross Monthly Income\$ _____

Working Hours: _____ to _____

Supervisor: _____ Phone _____

Additional Income _____ Source _____

Previous Employer _____

From ____/____/____ To ____/____/____

Occupation Military Rank _____

Supervisor: _____

MOTOR VEHICLE REGISTRATION

	Make	Model	Color	Year	Plate #	State
Vehicle #1						
Vehicle #2						
Vehicle#3						

PERSONAL REFERENCES AND EMERGENCY CONTACT

Please give the name of two persons (not related to you) will serve as a personal reference

Name: _____ Address: _____ Phone: _____

Name: _____ Address: _____ Phone: _____

In case of emergency, please list 2 persons to contact

Name: _____ Address: _____ Phone: _____

Name: _____ Address: _____ Phone: _____

GENERAL INFORMATION:

Have you ever been evicted? _____ For what reason? _____ Surrender Dep? _____

Refused to pay rent when due _____ For what reason? _____ How much? \$ _____

Had to pay late fees? _____ Been late with rent or other debts? _____

Received a demand for payment notice (eviction notice) _____

Been asked to vacate by the Management? _____ Broken a rental agreement? _____

Had complaints made about you or your guests being a problem to neighbors _____

Do you have a waterbed? _____ It is required that you get waterbed insurance to live on property.

Are you familiar with Renters Insurance? _____ Ask Manager for info if answer is no

THIS APPLICATION WILL NOT BE CONSIDERED UNLESS FILLED OUT COMPLETELY.

I UNDERSTAND I ACQUIRE NO RIGHTS IN AN APARTMENT UNTIL I SIGN A RENTAL AGREEMENT IN THE FORM SUBMITTED TO ME AND MAKE A DEPOSIT OF \$ _____ ON THE APT. I HAVE SELECTED. IN CONSIDERATION FOR MANAGEMENT HOLDING SAID APARTMENT AT THE _____, I HEREBY WAIVE ALL RIGHTS TO THE RETURN OF SAID HOLDING FEE AND DEPOSITS SHALL BE RETAINED AS LIQUIDATED DAMAGES IN THE EVENT I DO NOT ENTER INTO THE AGREEMENT APPLIED FOR HEREIN. IN EVENT SAID APPLICATION FOR TENANCY IS NOT ACCEPTED BY MANAGEMENT, THE HOLDING FEE SHALL BE RETURNED TO THE APPLICANT. APPLICANT HAS 48 HOURS TO CHANGE HIS/HER DECISION TO MOVE IN AND CONTACT MANAGEMENT TO PICK UP DEPOSIT.

NON-REFUNDABLE APPLICATION FEE \$ _____ (MONEY ORDER ONLY) IN COMPLIANCE WITH THE FAIR CREDIT REPORT ACT, THIS IS TO INFORM YOU THAT A APPLICATION FOR TENANCY AT THE ABOVE MENTIONED APARTMENT PROPERTY WILL BE MADE. ALL OR PART OF THE ABOVE INFORMATION MAY BE MADE AVAILABLE TO ALL OTHER SERVICES. THIS ALSO INCLUDES RUNNING A CRIMINAL BACKGROUND CHECK OF ALL APPLICANTS.

I/WE CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL STATEMENTS ARE TRUE AND COMPLETE. I/WE FURTHER AUTHORIZE G.R.A.N. INC. TO OBTAIN CREDIT REPORTS CHARACTER REPORTS AND VERIFY RENTAL HISTORY AS NECESSARY TO ALL THE FALSE, FRADULENT OR MISLEADING INFORMATION MAY BE GROUNDS FOR DENIAL OF TENANCY, OR SUBSEQUENT EVICTION.

APPLICANT #1 SIGNATURE _____ Date ____/____/____

APPLICANT #2 SIGNATURE _____ Date ____/____/____

Referred by: _____ Date _____

Full Street Address of unit applying for _____

Move in Date _____ Rental Amount\$ _____ Deposit _____ ID Copied _____