



Applicant

Name: First	Middle	Last	Birth date	Social security #
<input type="text"/>				
Email address:	Home phone	Cell phone	Driver's license #	
<input type="text"/>				
All other occupants:	Birth date	Relationship to applicant		
<input type="text"/>				
<input type="text"/>				
<input type="text"/>				

Rental history

Current residence				
Address	City	State	ZIP	
<input type="text"/>				
Monthly rent	Dates of residency (From/To)		Reason for moving	
<input type="text"/>				
Owner/Manager's name	Phone number			
<input type="text"/>				
Previous residence				
Address	City	State	ZIP	
<input type="text"/>				
Monthly rent	Dates of residency (From/To)		Reason for moving	
<input type="text"/>				
Owners/Managers's name	Phone number			
<input type="text"/>				

Employment history

Current employer	Occupation		
<input type="text"/>			
Employer address	Employer's phone	Dates of employment	
<input type="text"/>			
Name of supervisor	Monthly pay		
<input type="text"/>			
Previous employer	Occupation		
<input type="text"/>			
Employer address	Employer's phone	Dates of employment	
<input type="text"/>			
Name of supervisor	Monthly pay		
<input type="text"/>			

Credit history

	Bank/Institution	Balance on deposit or Balance owed
Checking account	<input type="text"/>	<input type="text"/>
Savings account	<input type="text"/>	<input type="text"/>
Credit card	<input type="text"/>	<input type="text"/>
Auto loan	<input type="text"/>	<input type="text"/>
Additional debt:	<input type="text"/>	<input type="text"/>



References

Name	Phone Number	Relationship

General information

Have you ever been late or delinquent on rent? Yes No

Have you ever been evicted? Yes No

Have you ever filed for bankruptcy? Yes No

Have you ever been party to a lawsuit? Yes No

Have you ever been convicted of a felony? Yes No

If yes to any of the above, please explain why.

Do you smoke? Yes No

Do you have any pets? Yes No

If yes, list type, breed, weight, and age. _____

Why are you moving from your current address?

Is there anything negative in your credit or background check you want to comment on?

Additional questions:

Have you had any recurring problems with your current apartment or landlord? If yes, please explain.

How did you hear about Oak Grove Apartments?

Agreement & Authorization

By signing this application, I verify that the statements in this application are true and correct. I authorize the use of the information and contacts provided to complete a credit, reference, and/or background check. I understand that false or lack of information may result in the rejection of this application.

Signature of applicant: _____ Date _____



DISCLOSURE, CREDIT AUTHORIZATION FORM, RELEASE AND LEASING REQUIREMENTS

1. By this document **OAK GROVE APARTMENT RENTALS, LLC** discloses to you that a consumer report may be obtained for purposes of leasing the property at: **227 East High Street, Middletown Pa, 17057** as part of the pre-screening background check and at any time during your tenancy.

2. This shall authorize the procurement of a consumer report by a credit reporting agency or other sources as part of the pre-screening background investigation. If accepted, this authorization shall remain on file and shall serve as an ongoing authorization for the named landlord or its agents or other sources to procure consumer reports at any time during the rental period.

3. I also authorize the procurement of an investigative consumer report and understand that it may contain information about my employment and educational background, criminal history, credit, workers comp claims, mode of living, character and personal reputation. I also understand you may make use of the internet including social networking sites.

I understand that I have the right to obtain additional disclosure as to the nature and scope of the investigation upon written request within a reasonable period of time and to obtain a copy of the report upon request. This authorization, in original or copy form, shall be valid for this and any future reports or updates that may be requested.

4. In connection with this request, I authorize all corporations, companies, former employers, supervisors, credit agencies, educational institutions, law enforcement/criminal justice agencies, city, state, county and federal courts, state motor vehicle bureaus, current or previous residences, and persons to release information they may have about me to the person or company with which this form has been filed if required, or their agent. I further authorize you to secure an investigative consumer report at any time, and any number of times, before, during and after my tenancy, if in the landlord's (or its designees) discretion, it has a legally permissible and legitimate business need for the information requested.

I release and hold harmless all parties involved from any and all liability for damages arising from requesting, procuring or furnishing the requested information except with respect to a violation of the Fair Credit Reporting Act. I authorize the landlord and or its agent/credit reporting agency and all associated entities and its clients to receive any criminal history information or credit report pertaining to me in the files of any state or local criminal justice agency.

5. **LEASING REQUIREMENTS:** Any Felony relating to or regarding a person, property or drug-related criminal activity in the past 2 years from the date of the investigation report to the date of conviction, release from custody or parole, whichever occurs last will not qualify. Credit Scores - Approved 700 and above, Conditional = 550 to 699, Denied 549 and below. Eviction Records - Any open eviction, any unsatisfied eviction judgment in the past 5 years or any satisfied eviction judgment in the past 2 years will not qualify. Bankruptcy - Any bankruptcy filled or discharged in the last year (1) year or any open bankruptcy will be automatically denied. Employment History or Income Verification - proof of income may be requested by payment stubs or bank account statements if requested. Income Requirements - Applicant's monthly gross income shall be a minimum of 3 X the monthly rent amount or a cosigner may be required

Applicant's Signature _____ Print Name: _____

Other Names Used: _____ Date: _____

Social Security Number: _____ Date of Birth: _____

Driver's License Number: _____ Driver's License State: _____