

BABER REALTY LLC RESIDENT SELECTION CRITERIA

1. All Adult applicants 18 or older must submit a fully completed, dated and signed residency application and fee. Applicant must provide proof of identity. A Non refundable application fee will be required for all adult applicants. Applicant may be required to be approved by a condo/homeowner's association and may have to pay an additional application fee or an additional security or damage deposit.
2. Applicants must have a combined gross income of at least three times the monthly rent. We reserve the right to require a co signer. A minimum of two years residential rental history is required.
3. Credit history and or Civil Court Records must not contain slow pays, judgments, eviction filing, collections, liens or bankruptcy within the past 5 years.
4. Self employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non employed individuals must provide verifiable proof of income.
5. All sources of other income must be verifiable if needed to qualify for a rental unit.
6. Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past seven years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required and applicant may be denied on this basis.
7. Previous rental history reports from landlords must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to unit or failure to leave the property clean and without damage at time of lease termination.
8. No pets (with the exception of medically necessary pets for the benefit of the occupant(s)) of any kind are permitted without specific written permission of landlord in the lease document, an addendum to lease, a non-refundable pet fee acceptable to landlord and/or an additional pet deposit or additional security deposit. Fees and deposits are waived for medically necessary pets.
9. A minimum non-refundable property preparation fee may be charged at to the Resident(s) at time of leasing the property. It will be used at the end of your lease term to cover any needed cleaning, carpet cleaning and rekeying. Other mandatory minimum fees for cleaning, carpet cleaning, rekeying etc may be charged as per the lease. Resident(s) shall still be liable for amounts for damages, cleaning, re keying etc that exceed this non refundable property preparation fee or minimum fees.
10. Applicants will be required to pay a security deposit at the time of lease execution in a minimum amount of one months rent. We reserve the right to require a higher security deposit and or additional prepaid rent.
11. The number of occupants must be in compliance with HUD standards/guidelines for the applied for unit.
12. We may require a holding or good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter into a lease, the applicant shall forfeit this deposit. In the event the application is approved, this deposit shall be applied to the required security deposit.
13. Any exceptions to our company's criteria will need to be submitted in writing to the rental agent for presentation to the landlord for consideration. If approval is then given for such exceptions, additional security, co signers, and/or additional advance rent payments may be required.
14. Our company policy is to report all non compliances with terms of your rental agreement or failure to pay rent, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

This Rental Process and Application Disclosure is hereby made an integral part of my/our rental application. I/we do hereby acknowledge that I/we understand and agree to the terms of application and rental process as described herein. I/we further acknowledge that I/we have seen and previewed the rental property (both inside and outside) for which we are applying.

Applicant 1 Initials

Applicant 2 Initials

APPLICATION AGREEMENT

Baber Realty, LLC understands that moving to a new home can be both exciting and stressful. Our mission is to make this process as smooth and stress free as possible. Below you will find a "checklist" of things we need your help with in order to get you into your new home as soon as possible.

PLEASE FILL OUT THIS FORM COMPLETELY. Once we have processed your application, someone will be in touch with you shortly thereafter with your results. Please contact us if you have any questions or concerns.

REQUIRED DOCUMENTS FOR VERIFICATION:

- Driver's license or current I.D. card
- A copy of your most recent paystub or paystubs.

| PERSONAL INFORMATION | | <input type="radio"/> Individual (\$50.00 Application Fee) | <input type="radio"/> Joint (\$100.00 Application Fee) |
|---|--|--|--|
| APPLICANT 1: <input type="radio"/> SMOKER <input type="radio"/> NON-SMOKER | | | |
| First: | Middle: | Last: | |
| Marital Status: | Single | Married since _____ | Divorced since _____ Former Spouse: _____ |
| Birth Date: | SSN: | Driver's License: State Issued _____ | DL#: _____ |
| Email: | Cell Phone 1: | Cell Phone 2: | |
| APPLICANT 2: <input type="radio"/> SMOKER <input type="radio"/> NON-SMOKER | | | |
| First: | Middle: | Last: | |
| Marital Status: | Single | Married since _____ | Divorced since _____ Former Spouse: _____ |
| Birth Date: | SSN: | Driver's License: State Issued _____ | DL#: _____ |
| Email: | Cell Phone 1: | Cell Phone 2: | |
| PROPERTY YOU'RE APPLYING FOR | | | |
| Address: _____ | | | |
| (cont.): _____ | | | |
| City: | State: | Zip Code: | |
| Move-In Date: | Section 8 Requested: | <input type="radio"/> Yes | <input type="radio"/> No |
| Prospective Tenant requests the following conditions, appliances (refrigerator, range, dishwasher, clothes washer, clothes dryer, etc.), repairs, improvements, or enhancements as a part of this offer to the lease: | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| CURRENT AND FORMER ADDRESSES | | | |
| APPLICANT 1 – CURRENT ADDRESS: | | Home Phone: _____ | |
| Address: | _____ | Lived here since: | _____ |
| (cont.): | _____ | Rent per month: \$ | _____ |
| City: | State: | Zip Code: | |
| Landlord: | _____ | Landlord Phone: _____ | |
| Address: | _____ | | |
| (cont.): | _____ | | |
| City: | State: | Zip Code: | |
| Is rent up to date? | <input type="radio"/> Yes <input type="radio"/> No | Have you given notice? | <input type="radio"/> Yes <input type="radio"/> No |
| | | Have you been asked to leave? | <input type="radio"/> Yes <input type="radio"/> No |

APPLICANT 1 – PREVIOUS ADDRESS:

Address: _____ Lived here since: _____

(cont.): _____ Rent per month: \$ _____

City: _____ State: _____ Zip Code: _____

Landlord: _____ Landlord Phone: _____

Address: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Was rent up to date? Yes No Did you given notice? Yes No Were you been asked to leave? Yes No

APPLICANT 2 – CURRENT ADDRESS:

Home Phone: _____

Address: _____ Lived here since: _____

(cont.): _____ Rent per month: \$ _____

City: _____ State: _____ Zip Code: _____

Landlord: _____ Landlord Phone: _____

Address: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Is rent up to date? Yes No Have you given notice? Yes No Have you been asked to leave? Yes No

APPLICANT 2 – PREVIOUS ADDRESS:

Address: _____ Lived here since: _____

(cont.): _____ Rent per month: \$ _____

City: _____ State: _____ Zip Code: _____

Landlord: _____ Landlord Phone: _____

Address: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Was rent up to date? Yes No Did you given notice? Yes No Were you been asked to leave? Yes No

EMPLOYMENT

APPLICANT 1 – EMPLOYER:

Employer Name: _____ Since: _____ Job Title: _____

Address: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Describe your job: _____

Supervisor's name: _____ Phone: _____ Hours/week: _____

APPLICANT 2 – EMPLOYER:

Employer Name: _____ Since: _____ Job Title: _____

Address: _____

(cont.): _____

City: _____ State: _____ Zip Code: _____

Describe your job: _____

Supervisor's name: _____ Phone: _____ Hours/week: _____

OCCUPANTS: Number to occupy the subject residence: _____

| NAME | RELATIONSHIP TO YOU | BIRTHDATE | CONTACT PHONE |
|------|---------------------|-----------|---------------|
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PETS

Will you have pets? Yes No If yes, how many? _____

| NAME | BREED | AGE | WEIGHT |
|------|-------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

AUTOMOBILES

AUTO #1: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

AUTO #2: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

AUTO #3: Year: _____ Make: _____ Model: _____ Color: _____
State Registered In: _____ License Plate #: _____ Lien Holder: _____

INCOME DETAILS

Current Income: \$ _____ Weekly Biweekly Monthly Yearly Source: _____
Current Income: \$ _____ Weekly Biweekly Monthly Yearly Source: _____
Current Income: \$ _____ Weekly Biweekly Monthly Yearly Source: _____
Other Income: \$ _____ Weekly Biweekly Monthly Yearly Source: _____

Bank/Credit Union: _____ Acct. #: _____

Bank/Credit Union: _____ Acct. #: _____

REFERENCES

Relative: _____ Relation: _____
Address: _____ Phone: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Non-Relative: _____ Relation: _____
Address: _____ Phone: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

Non-Relative: _____ Relation: _____
Address: _____ Phone: _____
(cont.): _____
City: _____ State: _____ Zip Code: _____

CREDIT ACCOUNTS (Current open accounts – including credit cards)

| | | |
|----------------------|-------------------|---|
| Creditor Name: _____ | Payment: \$ _____ | Current? <input type="radio"/> Yes <input type="radio"/> No |
| Creditor Name: _____ | Payment: \$ _____ | Current? <input type="radio"/> Yes <input type="radio"/> No |
| Creditor Name: _____ | Payment: \$ _____ | Current? <input type="radio"/> Yes <input type="radio"/> No |
| Creditor Name: _____ | Payment: \$ _____ | Current? <input type="radio"/> Yes <input type="radio"/> No |
| Creditor Name: _____ | Payment: \$ _____ | Current? <input type="radio"/> Yes <input type="radio"/> No |

ADDITIONAL DETAILS (Explain any "YES" answers in the box provided below)

Has any applicant ever been sued for bills? Yes No
Has any applicant ever been bankrupt? Yes No
Has any applicant ever broken a lease? Yes No
Has any applicant ever been sued for eviction? Yes No
Has any applicant ever been guilty of a felony? Yes No
Is the total move-in amount available now?
(first month and deposit) Yes No

Name in which utilities are now billed: _____ Utility Acct #: _____

APPLICANT'S AUTHORIZATION

Upon approval, we will notify you and make arrangements for you to sign the rental agreement within three days of the notification. If the landlord/property owner requests additional information or a co-signor to satisfy any credit issues, we are qualified to guide you, and help you resolve any hurdles. If the landlord/property owner denies your application, you may be contacted with other potential rentals. Until we receive the full security deposit, the property will remain "for rent".

At this time, you MAY elect to pay a partial or full security deposit in order to hold the property. In the event that your application is rejected, you will be fully refunded.

Applicant(s) hereby authorizes Baber Realty, LLC to verify all information within this application through any sources deemed necessary to approve applicant(s).

Applicant hereby attests that all the information submitted is true, accurate and complete to the best of Applicant's knowledge. Baber Realty, LLC reserves the right to deny tenant should tenant not meet the owner's rental criteria.

I(WE) HEREBY AUTHORIZE ANY PERSON OR FIRM TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A COPY OF THIS FORM AT ANY TIME.

By signing your name(s) below, as the "Applicant(s)", herein referred to as the subject of the information provided, you agree that the act of doing so shall be considered your legally binding signature.

I(WE) authorize Baber Realty, LLC to verify all information provided on this application and to charge my credit/debit card for the specified application fee. I(WE) acknowledge that I(WE) have read, accept and understand the Application Disclosure Addendum provided to me(us) with this application and by Baber Realty, LLC.

Applicant 1 – Signature

Date Signed

Applicant 1 – Printed Name

Applicant 2 – Signature

Date Signed

Applicant 2 – Printed Name