



## RENTAL APPLICATION

Each adult (18 or older) must fill out a separate application, and there is a \$20 non-refundable application fee per adult.

### PROPERTY INFORMATION

Street Address	City/State/Zip	Monthly Rental Rate \$	Security Deposit \$
Lease Term	Move In Date	Move Out Date	Furnished/Unfurnished

### APPLICANT

First Name	Middle Name	Last Name	Birth Date
Social Security Number	Drivers License Number / State	Home Phone (    )	Work Phone (    )
Email		Mobile Phone (    )	

### CURRENT ADDRESS

Street Address	City/State/Zip	Rent/Own	Rent/Mortgage Amount \$
Number of Years	Reason for Moving	Present Landlord (Name/Phone) (    )	

### PREVIOUS ADDRESS

Street Address	City/State/Zip	Rent/Own	Rent/Mortgage Amount \$
Number of Years	Reason for Moving	Previous Landlord (Name/Phone) (    )	

### OCCUPANTS

Name	Relationship	Occupation	Age
Name	Relationship	Occupation	Age

### AUTOMOBILE

Make & Model	Year	Color	Tag/State
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### EMPLOYMENT

Current Employer	Address		Occupation
Years Employed	Supervisor	Supervisor Phone (    )	

## INCOME

Current Monthly Income	Source	Proof of Income (Yes/No)
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## EMERGENCY CONTACTS

Emergency Contact	Relationship	Phone (     )	Address
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## APPLICANT SIGNATURE

I understand that this application does not constitute a commitment to lease or rent and that a written lease will be prepared if my application is approved. I agree to authorize Stadium Apartments, LLC. to perform credit and background checks and to contact anyone listed on this application. All information provided is true and complete to the best of my knowledge. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that there is a **non-refundable** fee of \$20 to cover the cost of processing my application and I am not entitled to a refund even if I do not get the apartment. If the application is **NOT** approved, any applied Security Deposit will be refunded **within 30 days** of this dated application. If applicant(s) choose(s) to withdraw the application for the apartment any time **prior to 72** hours after the date of this application, the entire amount, less application fees for each applicant shall be refunded within 30 days of the date of this application. After this 72 hour period there will be **no refund of any monies**. Upon approval of the application, all rental prorations, shall be made effective from the initial move in date requested whether or not move in occurs on that date. If applicant(s) does not move on scheduled date, Stadium Apartments, LLC. and its agents reserve the right to cancel this reservation and keep all monies deposited.

Any person or firm is authorized to release information about the applicant upon presentation of this document.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## LEASING POLICIES

1. **Applications:** A fully completed application signed by each proposed tenant is required.
2. **Application Fee:** A Twenty Dollar (\$20) non-refundable app. fee must accompany this application.
3. **Credit Bureau Check:** Each tenant and co-signer must have a good credit rating and a satisfactory credit report. A credit check will be conducted to verify each tenant's and co-signer's credit rating.
4. **Income Qualifications:** Each tenant or his/her co-signer shall establish that 1) he or she has net monthly disposable income of at least twice the monthly rent, **and** 2) that each tenant and co-signer has gross income equal to at least three (3) times the monthly rent. Each tenant and co-singer must meet both of the foregoing criteria. For purposes of this paragraph, net disposable income means net income less existing debts (for example, car payments and credit card or store accounts).  
Each tenant, except for spouses and children, or each tenant's parents or legal guardians co-signing the lease for such tenant shall meet the foregoing income qualifications.
5. **No Criminal Record:** No tenant shall have a criminal record, excluding traffic offenses.
6. **Limit on Number of Adults and Total Number of Occupants:** No more than two (2) persons over the age of 18 shall live in any apartment. The total number of person residing in an apartment shall not exceed the maximum allowed by law, including but not limited to Section 6-155 of the Columbia Code of Ordinances.
7. **Total Number of Cars per Apartment:** Only one (1) car shall be permitted per tenant to reserved parking, which shall be registered with Management. Other vehicles must be parked in visitor parking.
8. **No Pets:** No pets shall be allowed on premises except for birds, fish, and cats. Except for birds, fish, and cats, no tenant shall permit pets or other animals in their apartment or on the premises or grounds at any time. Violation of the no pet rule shall result in a \$200 fine. Cats are allowed with a \$15 non-refundable monthly fee.
9. **Security Deposits:** A security deposit equal to one (1) month's rent shall be paid at the time of signing the lease.
10. **Each Tenant** who leases or occupies an apartment leased from Landlord for less than one year shall pay a \$150.00 fee to Landlord for repainting of the apartment **in addition to** the administrative Sublease fee of \$250.00 The fees are due before subleasing.