

STANDART WOODS APARTMENTS

2 SCHWARTZ DRIVE
AUBURN, NEW YORK 13021
(315) 252-6056

rental application

Thank you for your interest in our apartments. Please complete all requested information on the front and back of this form.

A \$20.00 Non-refundable Application fee is due when returned, also need a copy of your two most recent pay stubs.

Type and Size of Apartment Wanted _____

Desired Date of Occupancy _____

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____

Date of Birth _____ Marital Status _____

Other Residents	Relationship	Age / D.O.B.

Do You Own Furniture? _____ Pets? _____

Other Remarks - Do you own a waterbed? _____

RESIDENCE HISTORY

PRESENT ADDRESS _____

Present Telephone _____ Length of Time at Present Address _____

Present Landlord or Mortgage Holder _____ Telephone _____

Amount of Rent \$ _____ Reason for Moving _____

PREVIOUS ADDRESS _____

Length of Time at Previous Address _____

Previous Landlord or Mortgage Holder _____ Telephone _____

Amount of Rent \$ _____ Reason for Moving _____

EMPLOYMENT INFORMATION

EMPLOYED BY _____ How Long? _____

Employer's Address _____ Telephone _____

Position Held _____

Social Security No. _____ Supervisor _____

CO-RESIDENT'S EMPLOYER _____ How Long? _____

Employer's Address _____ Telephone _____

Position Held _____

Social Security No. _____ Supervisor _____

BANKING AND CREDIT REFERENCES

BANK _____ Branch _____

CREDIT REFERENCE _____
Address _____

CREDIT REFERENCE _____
Address _____

CREDIT REFERENCE _____
Address _____

OTHER REFERENCE _____
Address _____

OTHER INFORMATION

Number of Automobiles (Including Company Cars) _____ Driver's License No. _____

Make _____ Year _____ Color _____ Tag No. _____ State _____

Make _____ Year _____ Color _____ Tag No. _____ State _____

Make _____ Year _____ Color _____ Tag No. _____ State _____

Household income \$ _____ Per _____

Other remarks - Need copies of 2 most recent pay stubs or W2 _____

In case of Personal Emergency, Notify: _____ Relationship _____
Address _____ Telephone _____

I/We authorize the landlord and/or Standart Woods Apartments to verify my credit record, employment, residences and other income references. The above information is factual and accurate. I/We understand that providing any false information is reason for denial.

APPLICANT'S SIGNATURE _____

CO-RESIDENT _____

DATE SIGNED _____

FOR OFFICE USE ONLY - DO NOT WRITE BELOW

Date Application Received _____ Received by _____

REFERENCE VERIFICATION	REMARKS
<input type="checkbox"/> Present Landlord	
<input type="checkbox"/> Previous Landlord	
<input type="checkbox"/> Employment	
<input type="checkbox"/> Co-Resident Employ.	
<input checked="" type="checkbox"/> Bank	
<input type="checkbox"/> Credit (1)	
<input type="checkbox"/> Credit (2)	
<input type="checkbox"/> Credit (3)	
<input type="checkbox"/> Other	

RECORD OF ADVANCE DEPOSITS RECEIVED		
Date	Description	Amount

THIS APPLICATION: Approved Not Approved

Date _____

By _____

Assigned to Apt. No. _____

Apartment Address _____

Move-In Date _____

Resident Selection Criteria

Equal Housing

This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin.

Identification

All visitors must present a valid driver's license or other photo identification in order to view the community.

Application for Residency

An application for residency must be accurately completed and maintained for each applicant 18 years or older who will be living in the apartment and contributing to the payment of rent. All references must be verifiable. A \$20.00 non-refundable application fee is required by each applicant contributing to payment of the rent. Application fee(s) are due prior to any application being processed. Application(s) valid for 30 days maximum once dated and submitted for approval.

Occupancy

Company occupancy policy allows a maximum of 2 (two) people per bedroom, or 3 (three) adults in an apartment home.

Qualifying Standards

Rental History: Up to 24 months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one, which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be give the name, address and telephone number of the credit-reporting agency that provided the credit report (but not be told the content of the credit report.) An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit-reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community.

Income: Applicants must have a gross income source that can be verified and is at least 3 (three) times the monthly rent of the apartment being leased. Acceptable income verification that is required may include 2 (two) pay stubs; a letter from the employer; the most recent W2; or proof of assets equal to 1 (one) years rent. Self-employed applicants may be required to supply the most recent tax return or certified verification from their company accountant or bank.

Evaluation

Standart Woods Holding LLC evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to "Credit Scoring and your Application to Rent Apartment."

Signature

Date

Sue Jacoby

Management Representative Signature

Lease Application and Lease Agreement
ADDENDUM

NOTE: This amends and supercedes, wherever applicable, any provisions or language in any Lease and/or Application inconsistent herewith. This information shall be part of the Lease and the Lease Application.

Please answer the following questions: (Any unanswered question shall be considered a "yes")

Have you or any member of your household ever been convicted of or plead guilty or "no contest" to any felony?

_____ Yes _____ No

Have you or any member of your household ever been convicted of or plead guilty or "no contest" to a sexual offense?

_____ Yes _____ No

If yes, please explain, providing the location, date and nature of the offense:

By signing this addendum to your lease application or your lease agreement, you declare that all of your responses are true and complete and authorize lessor or lessor's appointed agent to verify this information. Any "Yes" response, or any false statement on this form will lead to rejection of your application and/or immediate termination of your lease. A refusal to sign the addendum will also result in a rejection of the application or an immediate termination of any existing lease.

Signature

Date

Print Name