



Application Checklist

Please have the following when you turn in your application:

___ Completed application and include the following:

___ Copy of tenant's driver's licenses

___ Copy of guarantors drivers licenses

(Please make sure the copies aren't too dark and are visible to read)

___ \$30 application fee (non refundable) to be paid when application is turned in

___ \$100 redecorating fee (non refundable)

___ \$200 deposit (refundable)

If you have any questions please feel free to contact Jessica Hollon at 615-896-0000, Swanson Developments business hours are:

Monday-Friday

8:00 am-5:00pm



Residential Lease Application

Landlord/Lessor: Swanson Developments, LP Date of Application: _____
 Location of Residence: Wedge Pointe Apartments, Murfreesboro, TN
 Applicant was referred to Landlord by: Newspaper ___ Sign ___ Internet ___ Other _____

Applicant's Name (First, Middle, Last): _____
 Current Home Phone Number: _____ Mobile Number: _____
 E-mail Address: _____
 Driver's License No. _____ State of Issuance: _____
 Social Security Number: _____ Date of Birth: _____
 Roommate Desired: _____

Applicant's Current Address: _____ Apt. No. _____
 _____ (City, State, Zip)
 Land Lord's Name: _____
 Land Lord's Telephone Number: _____ Land Lord's Mobile Number: _____
 Date Moved In: _____ Date Moved Out _____ Rent \$ _____
 Reason for Move: _____

Applicant's Current Employer: _____
 Address: _____ (City, State, Zip)
 Supervisor's Name: _____ Phone: _____ Fax: _____
 Start Date: _____ Gross Monthly Income: _____ Position: _____

Person to notify in case of an emergency: _____ Phone: _____

Bank's Name and Phone at which landlord may verify good funds for any rent, fee, or deposit: _____

List all vehicles to be parked on the Property:

<u>Type</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>License/State</u>

Does anyone who will occupy the Property smoke?	YES	NO
Does applicant intend to live on the Property for more than one year?	YES	NO
Has Applicant ever been evicted?	YES	NO
Has Applicant filed for Bankruptcy?	YES	NO
Has Applicant had any credit problems?	YES	NO



Residential Lease Application

Has Applicant ever been convicted of a crime? YES NO
 Is there any additional information the Applicants wants to consider? _____

List Credit Cards

Type: _____ Card #: _____
 Type: _____ Card #: _____
 Type: _____ Card #: _____

List Credit References

Name : _____ Phone : _____
 Name : _____ Phone : _____
 Name : _____ Phone : _____

Roommate Matching Information

Your Gender: _____ Male _____ Female _____ Your Age _____
 I would consider myself as: Very Neat Somewhat Tidy Untidy
 I would describe myself as: Very Quiet Average Noisy
 I Study: Often Average Seldom
 I Smoke: Yes No Outside Only
 I Drink: Often Average Never
 It bothers me if others: Drink Smoke Smoke Inside Opposite Sex Roommate
 College Academic Level: Freshman Sophomore Junior Senior Graduate
 School you will be attending: _____ Major _____

Preferred Roommates

Name: _____ Phone# _____
 Name: _____ Phone # _____

Radon Gas Disclosure. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every State if the United States. Additional information regarding radon gas may be obtained from your County public health unit.

Fees: Applicant submits a non-refundable fee of \$130. A fee of \$30 for an application process fee and a fee of \$100 for the redecoration of the room post the applicant's lease term. Applicant submits a refundable fee of \$200 for the security deposit for the leased space. The \$200 security deposit is refundable at the end of the applicant's lease term if the applicant leaves the lease in good standing with the lessor.



Residential Lease Application

I, _____ (Applicant), have submitted an application to the lease property at

_____ (address, city, state, zip).

The landlord, broker, or landlord's representative who will verify information in the application is:

Swanson Developments, LP - Jessica Hollon _____ (name)
1188 Park Avenue _____ (address)
Murfreesboro, TN 37129 _____ (city, state, zip)
615-896-0000 _____ (phone) 615-895-0000 _____ (fax)
jessica@swansondev.com _____ (email)

I give my permission:

- (1) To my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) To my current and former landlords to release any information about my rental history to the above-named person;
- (3) To my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) To my bank, savings, and loan, or credit union to provide a verification or funds that I have on deposit to the above-named person; and
- (5) To the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant's Signature

Date



Residential Lease Application

Request For Resident Verification

Date: _____
From: Swanson Developments, LP

To (Property): _____
Attention (Name, Position): _____
Phone #: _____ Fax #: _____

The applicant below has applied for residency at **Wedge Pointe Apartments**. As a part of our screening process, we require verification of his/her residency at your community prior to occupancy of the apartment.

Resident(s): _____
Address: _____
_____ (city, state, zip) _____ Apt. No

I authorize you to release all residency information required by Wedge Pointe.

Applicant's Signature: _____
Lease Start Date: _____ Lease End Date: _____
How Many Late Rent Payments: _____ NSF's: _____
Amount of Rent: _____
Has resident given proper notice? _____

Additional Comments:

Information Given By: _____ Position: _____

Please Return Fax To (615) 895-0000

Telephone # (615) 896-0000



Residential Lease Application

Salary Verification Form For Potential Lease

(This form is to be completed and mailed to business or person addressed below in order to verify current compensation rate of applicant.)

To: _____
Applicant's employer

Address: _____

To: Swanson Developments, LP
(Potential lessor)

Address: 1188 Park Avenue
Murfreesboro, TN 37129
Phone: (615) 896-0000 Fax: (615) 895-0000

[Applicant's name]: _____ has indicated, in an application for lease/loan, that he/she is employed by you.

Please provide the following information in reference to his/her employment:

1. Date employment began: _____
2. Position held: _____
3. Annual pay: _____
4. Hourly rate (if applicable): _____

(Employer's signature verifying salary information is Correct)

(Date)

Applicant has consented to your verification of the requested information and, as evidenced by applicant's signature below. Thank you for your assistance and prompt return of this verification form. Please fax the verified, signed form to Attention Jessica Hollon at (615) 895-0000.

Sincerely,

[potential lessor]

Consent

I, [print applicant's name]: _____ hereby consent to the release of my salary/compensation information by my employer, as indicated above, to the entity or person indicated above. This the _____ day of _____, 20____.

Signed: _____ Print Name: _____
(applicant's signature)



Residential Lease Application

Apartment Lease Guaranty

Each guarantor must submit a separate guaranty form. It must be notarized, or the guarantor must attach a copy of his or her driver's license or other government-issued photo identification with signature. You, as the Guarantor signing this Apartment Lease Guaranty, guarantee all obligations to Resident under the lease with Swanson Developments, LP.

Date of Lease: ___/___/___ Resident's Name: _____
Apartment Number: _____ Room: _____

You agree that your obligation will continue through the lease term and will not be affected by amendments, changes, assignments, or subleases of the lease. If we, as a landlord delay or fail to exercise the lease rights, pursue remedies, give notice, or make demands to the Resident apply to Guarantor as well. The Resident and Guarantor are solitarily liable. It is not necessary for us to sue or exhaust remedies against the Resident in order for you to be liable.

You represent that all information submitted by you on this Guaranty is true and complete. You authorize us to request and obtain consumer reports, verification of income and employment, rental history reports, and other credit reports on you. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as Guarantor, to sign the lease itself or to be named in the lease. The Guaranty does not have to be referred o in the lease.

"Duration: This guaranty shall be in effect during the initial lease term. Thereafter, this guaranty shall remain in effect for the full term of any future leases, or renewals or extensions of the existing lease, unless Landlord has received a written notification of revocation of this guaranty from the guarantor at least 3 days prior to the execution by the landlord of the future lease, renewal or extension."

Please Print:

Guarantor's Name: _____

Address: _____

Relationship: _____

(city, state, zip)

Phone: _____

E-Mail: _____

Social Security #: _____

Driver's License #: _____

Date of Birth: _____

Monthly Income: _____

Employer Name: _____

Address: _____

(city, state, zip)

Phone #: _____

Fax #: _____

Contact Name: _____

X: _____

(Signature of Guarantor)

(Date)



Residential Lease Application

Co-Signer Attachment To Lease

This agreement for the Guaranty of Payment of Rent is entered into this, the ____ day of _____, 20____, between the Lessor, Swanson Developments, LP, a Tennessee Limited Partnership, and the Co-signer/Guarantor, _____, for the guarantee by Co-signer/Guarantor to Lessor or rent payments by the Lessee, _____, under the Lease Agreement between Lessor and Lessee dated _____ for the leased premises addressed as follows.

Said Lease Agreement is incorporated herein by reference or by attached herto.

Co-signer/Guarantor shall guarantee the payment to Lessor of the rental specified in the above description Lease Agreement, of \$375 per month, owed by Lessee. The total guaranty shall be \$375 for the entire term of the lease, said term being as indicated in the above described Lease Agreement.

Co-signer/Guarantor's address is as follows:

Co-signer/Guarantor agrees and understands that if Lessee fails to timely pay rent ('timely payment being receipt of rent on or before the 5th day of the month. '), Co-signer/Guarantor must pay same (with all attendant late charges owing up to the time of receipt of payment by Lessor) within five (5) days of Lessor placing written notice in the United States mail, postage pre-paid, addressed to Co-signer/Guarantor's above-stated address, indicating that Lessee has failed to timely pay rent. Co-signer/Guarantor understands and agrees that by entering into this Guaranty or Payment of Rent, Co-signer/Guarantor is jointly, severally and individually liable with Lessee for the rent payments under the Lease Agreement up to the amount of the guarantee as described above. Co-signer/ Guarantor agrees that breach of said Lease Agreement shall not be triggered by Co-signer/Guarantor's failure to pay within three days of receipt of notice, but rather by Lessee's failure to timely pay rent. Payment by Co-signer/Guarantor of the total amount due within five (5) days of notice being placed in the mail by Lessor as described above shall be considered a cure of the Lessee's breach for non-payment of rent, and Lessor agrees to terminate said Lease until the expiration of the five (5) day period described herein.

Co-signer/Guarantor shall deliver any payments to the Lessor at the following address:

Swanson Developments, LP, 1188 Park Avenue, Murfreesboro, TN 37129

In consideration of this Guaranty, Lessor, has agreed to grant (or agreed to continue without termination for a past breach for failure to pay rent), said Lease Agreement as described herein.



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Co-Signer Attachment to Lease (Cont.)

Lessor reserves all rights under applicable law and under the Lease Agreement, including the right to terminate the Lease Agreement for any future failure by Lessee to timely pay rent.

Co-signer/Guarantor: _____ Dated: _____

Lessor: _____ Dated: _____

Co-Signer/Guarantor:

This instrument was acknowledged before me on _____ by _____

Notary Signature: _____

(Unless copy of Driver's License or government-issued photo ID is attached)

My Commission Expires: ___/___/___

Lessor:

This instrument was acknowledged before me on _____ by _____

Notary Signature: _____

(Unless copy of Drivers License or government-issued photo ID is attached)

My Commission Expires: ___/___/___

FOR WEDGE POINTE OFFICE STAFF ONLY

Staff is required to complete the following information after guarantor status received:

Date Received: ___/___/___ Guarantor Accepted: _____ Guarantor Denied: _____

Staff Initials: _____ Resident Notified: _____ Staff Initials: _____

Identification Attached: Drivers License _____ Gov, Issued Photo ID _____