

GENERAL QUALIFYING GUIDELINES & REQUIREMENTS for

COMPANY APPLICATION

Specific guidelines may vary at different properties.

All persons 18 or over who will inhabit the property for more than 7 days full or partial must complete an application and be approved prior to moving in.

PLEASE COMPLETE THE FOLLOWING APPLICATION FORMS:

1. STATEMENT OF RENTAL POLICY form: All parties 18 and older -- read, sign and date the form
2. APPLICATION form –The application must be signed by an authorized Officer of the company. In the event a company is closely held/small business, the authorized Officer or Owner will have to qualify and sign the lease personally as well as on behalf of the company.
3. OCCUPANT FORM AND I.D. form: An occupant form should be completed, signed and turned in with the application and a copy of their current U.S. state issued driver's license for anyone who drives (state i.d. if occupant 18 years or older does not drive) for each intended occupant.
4. AUTHORIZATION TO RELEASE ANIMAL INFORMATION: Use only if company authorizes and accepts responsibility for an occupant to have an animal. If yes, have occupant complete top part only.

PLEASE BRING OR SEND THE FOLLOWING WITH THE ABOVE APPLICATION FORMS:

5. NON-REFUNDABLE APPLICATION FEE: Include check or money order. There is a \$40 non-refundable application fee for each applicant age 18 or older. Application fee for married couples is \$60.
6. SECURITY DEPOSIT: Include check or money order to cover the amount of the security deposit – separate from the application fee. (The security deposit is refundable, only if application is denied.) There may be an additional security deposit for facilities keys depending on the property to which you are applying.

WE VERIFY THE FOLLOWING:

1. Good credit history/criminal background on each occupant.
2. Company credit history and officer/owner qualifications for closely held small businesses.
3. The electricity should be turned on at least 5 business days before move in.
4. Renter's insurance with a minimum of \$300,000 personal liability coverage, listing Tonti Management as an additional insured/interest, with all leaseholders/occupants over 18 named is part of our lease.

We welcome the opportunity to show you our community and help you choose an apartment. If you have any further questions, please call the rental office of the property you are interested in. _____

Prices and deposits are subject to change.

STATEMENT OF RENTAL POLICY

- EQUAL HOUSING:** Non-discrimination on basis of race, color, religion, sex, handicap status, family status or national origin is the comprehensive policy of Lessor.
- APPLICATIONS/
FEES:** Applicant has delivered to Lessor's representative a non-refundable "application fee." Application(s) to be completed by each adult occupant without omissions or falsifications. U.S. State Driver's license (State I.D. if applicant does not drive) required as proof of identity. All applicants must be 18 years of age to contract. Any person 18 years of age or older who will inhabit the property for more than 7 days full or partial must complete an application and be approved *beforehand*.
- EMPLOYMENT /
INCOME:** Lessor must be able to obtain verification of stable employment and sufficient income for the current and preceding year. Gross monthly income must exceed 3 times the monthly rent plus any other mortgage/finance obligations. Allowances from scholarships, government agencies, study subsidies and/or inconsistent income are not permitted for income purposes. Self-employed persons must provide verification of income and tax returns for the last 2 years. Child support/alimony will be considered as income with a copy of the court order and proof of payments for the last 6 months. Cosigners not permitted other than full time students. Other restrictions apply.
- CREDIT CHECK:** A complete check of credit history will be made.
- RESIDENCY:** 2 years of most recent residency records must show satisfactory payment history and sufficient notice given for moving out. If renting from an individual owner, applicants must supply a copy of the lease and proof of payment for the last 6 months. Also, applicants must have no history of disturbances, property damage, monies owed, or living habits that adversely affect the health, safety, or welfare of other residents. Lessor reserves the right to deny any applicant on the basis of felony criminal conviction, guilty plea, or plea of no contest, without regard to the nature of the offense. Also, Lessor reserves the right to deny any applicant if they, or any occupant, are presently under arrest, indictment or charged with a felony or serious crime under the laws of any state of the United States. If any applicant should fail to disclose such fact during the application process, this failure to disclose shall constitute a breach of any lease agreement executed by applicant and shall allow Lessor to demand immediate possession of the leased premises.
- OCCUPANCY:** No more than 2 persons per bedroom.
- AUTOMOBILES:** No more than 2 vehicles per apartment at most locations. Some locations are limited to 1 vehicle. All drivers must maintain: 1) a valid driver's license and 2) at least minimum state required auto liability coverage.
- OTHER VEHICLES
AND EQUIPMENT:** Boats, campers, trailers, taxicabs, and other commercial and recreational vehicles are not permitted at most locations. Treadmills and vibrating exercise equipment are not allowed on 2nd and 3rd floors.

ELECTRICITY: Electrical service must be turned on in leaseholder's name before keys will be issued at move in.

RENTAL PAYMENT: Monthly rent is due by 2 p.m. on the first of each month. Late fees are assessed after 2 p.m. on the third of the month plus \$5 per day thereafter.

SECURITY DEPOSIT: All security deposits must be paid in the form of a check, money order, or cashier's check at the time of application.

ANIMAL FEES/ ANIMALS: Animal fees are non-refundable and do not cover damages. Should Lessee have an animal on the premises at any time, all additional deposits, fees, and animal lease provisions must be adhered to. Animals must not exceed 25 lbs. at maturity. Animals must be spayed/neutered. Non de-clawed cats incur an additional deposit. Animals are subject to visual inspection, veterinarian verification and must be approved by Lessor prior to coming on the premises. Lessor only accepts dogs and cats and fish tanks up to 10 gallons for fish only.

SHOWING APARTMENTS: Any adult can view a model apartment and/or a vacant unit (if available and ready for viewing) with a valid U. S. state driver's license (state id if applicant does not drive) or U.S. government passport only. Applicants are welcome upon request to see the interior of the apartment they have chosen rent, once it is ready for occupancy. Lessor has standard criteria that must be met before a unit can be considered ready to show.

RENTAL INSURANCE: Lessor's insurance does not cover damage to any person's property or persons caused by fire, theft, frozen pipes, flooding, roof leaks, smoke damage, vandalism, water escape from toilets or water heaters, etc. Lessee(s) are advised and agree to obtain renter's insurance prior to move in with a minimum of \$300,000 personal liability coverage, containing a waiver of subrogation, listing Tonti Management as an additional insured/interest, with all leaseholders/occupants over 18 named and maintain it throughout the entire lease term.

ADDITIONS & ALTERATIONS: Additions or alterations to the premises are not allowed without written permission of Lessor. These include, but are not limited to, satellite dish/antenna installations; adding/changing locks, phone or cable lines; painting/papering of walls, mounting televisions, electronics, etc.

NON-SMOKING: Smoking is not permitted in the buildings, apartments, or pool areas at any time.

READ AND ACCEPTED BY:

Applicant: _____ **Date:** _____

Applicant: _____ **Date:** _____

Agent for Lessor: _____ **Date:** _____

TONTI MANAGEMENT COMPANY APPLICATION FOR APARTMENT

Unfurnished _____ Furnished _____ Corporate _____

Date: _____

Property Name: _____ Apartment #: _____

Desired Date of Occupancy: _____ Monthly Rental Rate: _____

Lease Term: _____ Security Deposit: _____ Animal Fee: _____

Company Name

Address

City/State

Zip

Phone Number

Fax Number

Contact Person

Title

Email Address

Type of Business

Years in Business

Owner

Owner Address

City/State

Zip

AUTHORIZED OCCUPANT(S) INFORMATION

List any person who will spend more than 7 days in the apartment during your lease term

Name

Relationship

Date of Birth

Driver's Lic. # & State

Social Security #

Make/Model of Vehicle 1

Year

License Plate #

State

Make/Model of Vehicle 2

Year

License Plate #

State

ANIMAL INFORMATION (Visual Inspection, Photo, Spay/Neuter Required)

Are you authorizing an Animal, agreeing to pay all Animal Fees and Damages? Yes No

If Yes, Animal Info:

Kind

Weight

Breed

Age

Name

Pounds Full Grown

Do you have any reason or expectation for getting an animal in the future? No Yes If Yes, please explain.

APPLICATION AGREEMENT

Applicant has paid a \$ _____ nonrefundable Application Fee.

Applicant(s) have deposited herewith the sum of \$ _____, receipt of which is hereby acknowledged, as a non-interest bearing deposit (and not as rental payment) to be refunded as hereinafter provided in the Apartment Lease. In the event this application is approved and the applicant(s) fail(s) or refuse(s) to enter into the contemplated Apartment Lease, Lessor shall retain the said deposit to cover the cost of taking and processing this application and removing the premises from the market and holding same for applicant(s). If applicant(s) withdraw(s) this application or notifies Lessor that he/she/it has changed his/her/its mind about taking the dwelling unit, the deposit will be retained by Lessor. In the event this application is disapproved, or for any other reason for which the Lessor is responsible and the Apartment Lease is not consummated, this deposit will be returned to applicant(s). Lessor reserves the right to regularly and routinely furnish information to consumer reporting agencies about performance of lease obligations by Lessee(s). Such information may be reported at any time and may include both favorable and unfavorable information regarding a Lessee's compliance with the lease, rules, and financial obligations. This application is made with the understanding that it is subject to acceptance by the Lessor and subject to execution by an agent of Lessor and execution of an Apartment Lease covering said premises. If applicant has not received notice of approval or non-approval from Lessor, applicant(s) shall be responsible for contacting Lessor's representative to verify approval or non-approval. **ACKNOWLEDGMENT BY PERSON(S) SIGNING.** The undersigned person(s) represent(s) all the above statements as true and complete and hereby authorize(s) verification of such information via consumer reports, rental history reports, criminal history reports and other means, now, upon any contemplated renewal, and after lease termination if any funds are due. Such authorization does not require Lessor to make verifications or investigations. Failure to answer any of the above inquiries shall entitle Lessor to reject this application. False, misleading or inaccurate information given above shall entitle Lessor to (1) reject this application, (2) retain the application fee(s) and deposit(s) for Lessor's time and expenses of processing this application, and (3) terminate Lessee's right of occupancy. I understand that this application shall be made a part of the Apartment Lease and that giving false information in this application, upon discovery by Lessor, shall be considered a breach of the Apartment Lease and a default under the lease. False information may also constitute a serious criminal offense under the laws of this State. By signing this application you acknowledge that you are bound by the provisions of this paragraph. If your application is rejected for any reason, you withdraw or fail to timely complete your application, or fail to sign the lease after approved, you agree that any dispute, claim or cause of action shall be submitted to and resolved thru **BINDING ARBITRATION** by a single arbitrator in accordance with the Federal Arbitration Act, 9 U.S.C. § 1 et seq., and the procedural rules of arbitration published by Mediation Arbitration Professional Systems, Inc. (MAPS' Rules of Arbitration). Arbitration shall be the sole remedy pursued by you and shall apply to any and all claims, suits, causes of action and rights pursued by you whether under Louisiana State Law and/or Federal Law, including any and all claims pursued by you under any "civil rights" claims. The arbitration shall be conducted by a single arbitrator at the offices of MAPS in Jefferson Parish, Louisiana. Notwithstanding the outcome of the dispute each party shall be responsible for his/her/its own deposits, costs, fees (including but not limited to attorney's fees) and expenses associated with the arbitration, and any action to confirm or contest the award. By agreeing to this binding arbitration provision, both applicant and lessor give up all right to trial by a judge and/or jury and hearings before any Louisiana State or Federal Administrative agency. Judgment on the award rendered by the arbitrator may be rendered in any court having jurisdiction thereof. In the event Lessor, or Lessee or authorized occupant fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, and in addition to any other attorney's fees provisions herein, the other party shall be entitled to all costs of said suit or enforcement, including reasonable attorneys' fees for having to compel arbitration or defend the claim or enforce the award. The parties shall submit and/or file all claims, demands and/or causes of action on an individual basis. No claims, demands or causes of action may be arbitrated or litigated on a class or collective basis unless required by applicable law. The parties expressly waive any right to submit, initiate, or participate in a representative capacity or as a plaintiff, claimant or member in a class action, collective action, or other representative or joint action, regardless of whether the action is filed in arbitration or in court. This Dispute Resolution clause shall only apply if your application is rejected by Lessor for any reason, you withdraw or fail to timely complete your application, or fail to sign the lease after approved. Once signed, the Arbitration clause in the Lease agreement shall apply in the event your application is accepted and shall be your exclusive remedy. Lessor hereby advises applicant(s) of the desirability of seeking independent legal counsel prior to signing the application and lease. By my signature below, company/organization hereby guarantees payment of all rent, damages, fees and expenses and agrees to be the designated Lessee on all apartments applied for.

Signature of Authorized Company Representative



TONTI MANAGEMENT OCCUPANT INFORMATION

PROPERTY NAME: _____ DATE _____
APARTMENT # _____
DESIRED DATE OF OCCUPANCY _____ MONTHLY RENTAL RATE \$ _____
LEASE TERM _____ SECURITY DEPOSIT: \$ _____ ANIMAL FEE \$ _____

Full Name of Applicant/Occupant _____ Date of Birth _____

Telephone No. _____ Driver's License No./State _____ Social Security No. _____

Marital Status: _____ Single _____ Married _____ Divorced _____ Separated _____ Email address: _____

Permanent Address _____ City/State and Zip Code _____ How Long? _____ Monthly Rent _____

List All Persons Who Will Be Occupying The Apartment With You

Name	Relationship	Date Of Birth	Sex	Social Security No.	Email address
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EMPLOYMENT

Name Of Employer _____ Address _____ City/State/Zip Code _____

Position/Profession _____ How Long? _____ Work Phone No. _____

Name Of Supervisor _____ Supervisor's Phone No. _____

List All Vehicles To Be Parked On The Premises (Cars, Trucks, Motorcycles, Etc.).

Make/Model Of Vehicle _____ Year _____ License Plate # _____ State _____

Make/Model Of Vehicle _____ Year _____ License Plate # _____ State _____

Do You Have Any Animals? _____ No _____ Yes

Animal Info if Yes: Kind _____ Weight _____ Breed _____ Age _____ Name _____ Color _____ # Pou _____

Do you have any reason or expectation for getting an animal in the future? _____ No _____ Yes If Yes, please explain.

In Case Of Emergency Notify: _____ Work Phone No. _____ Home Phone No. _____

Street Address _____ City/State/Zip Code _____ Relationship _____

In the event of serious illness or death of resident, the above person may _____ or may not _____ enter, remove, and/or store all contents found in the dwelling, storerooms, common area and mail box.

In the event of serious illness or injury contact the following physician: _____ City/State _____ Phone # _____

Other Information: _____

APPLICATION AGREEMENT

Applicant has paid \$ _____ as a nonrefundable Application Fee.

Applicant(s) have deposited herewith the sum of \$ _____, receipt of which is hereby acknowledged, as a non-interest bearing deposit (and not as rental payment) to be refunded as hereinafter provided in the Apartment Lease. In the event this application is approved and the applicant(s) fail(s) or refuse(s) to enter into the contemplated Apartment Lease, Lessor shall retain the said deposit to cover the cost of taking and processing this application and removing the premises from the market and holding same for applicant(s). If applicant(s) withdraw(s) this application or notifies Lessor that he/she/it has changed his/her/its mind about taking the dwelling unit, the deposit will be retained by Lessor. In the event this application is disapproved, or for any other reason for which the Lessor is responsible and the Apartment Lease is not consummated, this deposit will be returned to applicant(s). Lessor reserves the right to regularly and routinely furnish information to consumer reporting agencies about performance of lease obligations by Lessee(s). Such information may be reported at any time and may include both favorable and unfavorable information regarding a Lessee's compliance with the lease, rules, and financial obligations. This application is made with the understanding that it is subject to acceptance by the Lessor and subject to execution by an agent of Lessor and execution of an Apartment Lease covering said premises. If applicant has not received notice of approval or non-approval from Lessor, applicant(s) shall be responsible for contacting Lessor's representative to verify approval or non-approval. **ACKNOWLEDGMENT BY PERSON(S) SIGNING.** The undersigned person(s) represent(s) all the above statements as true and complete and hereby authorize(s) verification of such information via consumer reports, rental history reports, criminal history reports and other means, now, upon any contemplated renewal, and after lease termination if any funds are due. Such authorization does not require Lessor to make verifications or investigations. Failure to answer any of the above inquiries shall entitle Lessor to reject this application. False, misleading or inaccurate information given above shall entitle Lessor to (1) reject this application, (2) retain the application fee(s) and deposit(s) for Lessor's time and expenses of processing this application, and (3) terminate Lessee's right of occupancy. I understand that this application shall be made a part of the Apartment Lease and that giving false information in this application, upon discovery by Lessor, shall be considered a breach of the Apartment Lease and a default under the lease. False information may also constitute a serious criminal offense under the laws of this State.

By signing this application you acknowledge that you are bound by the provisions of this paragraph.

If your application is rejected for any reason, you withdraw or fail to timely complete your application, or fail to sign the lease after approved, you agree that any dispute, claim or cause of action shall be submitted to and resolved thru **BINDING ARBITRATION** by a single arbitrator in accordance with the Federal Arbitration Act, 9 U.S.C. § 1 et seq., and the procedural rules of arbitration published by Mediation Arbitration Professional Systems, Inc. (MAPS' Rules of Arbitration). Arbitration shall be the sole remedy pursued by you and shall apply to any and all claims, suits, causes of action and rights pursued by you whether under Louisiana State Law and/or Federal Law, including any and all claims pursued by you under any "civil rights" claims. The arbitration shall be conducted by a single arbitrator at the offices of MAPS in Jefferson Parish, Louisiana. Notwithstanding the outcome of the dispute each party shall be responsible for his/her/its own deposits, costs, fees (including but not limited to attorney's fees) and expenses associated with the arbitration, and any action to confirm or contest the award. By agreeing to this binding arbitration provision, both applicant and lessor give up all right to trial by a judge and/or jury and hearings before any Louisiana State or Federal Administrative agency. Judgment on the award rendered by the arbitrator may be rendered in any court having jurisdiction thereof. In the event Lessor, or Lessee or authorized occupant fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, and in addition to any other attorney's fees provisions herein, the other party shall be entitled to all costs of said suit or enforcement, including reasonable attorneys' fees for having to compel arbitration or defend the claim or enforce the award. The parties shall submit and/or file all claims, demands and/or causes of action on an individual basis. No claims, demands or causes of action may be arbitrated or litigated on a class or collective basis unless required by applicable law. The parties expressly waive any right to submit, initiate, or participate in a representative capacity or as a plaintiff, claimant or member in a class action, collective action, or other representative or joint action, regardless of whether the action is filed in arbitration or in court. This Dispute Resolution clause shall only apply if your application is rejected by Lessor for any reason, you withdraw or fail to timely complete your application, or fail to sign the lease after approved. Once signed, the Arbitration clause in the Lease agreement shall apply in the event your application is accepted and shall be your exclusive remedy. Lessor hereby advises applicant(s) of the desirability of seeking independent legal counsel prior to signing the application and lease.

By my signature(s) below, I(We) hereby guarantee payment of all rent, damages, fees and expenses.

Signature of Applicant/Occupant

Signature of Applicant's Spouse



AUTHORIZATION TO RELEASE ANIMAL INFORMATION

Date: _____

I, [name(s)] _____, do hereby authorize the veterinarian listed below to release information requested regarding the animal I intend to have at [apt. community] _____.

Veterinarian:

Name: _____

Phone number: _____

Animal:

Name: _____

Type: _____ Breed: _____

Signature(s) of Applicant(s): _____

Applicant – Stop here

Vet, please complete the following:

Animal name _____ Cat _____ Dog _____ Other _____

Animal Breed _____ Animal weight _____ Animal age _____

1.) Is animal full grown? Yes ___ No ___ If no, expected animal weight at maturity _____

2.) Is animal up to date on vaccines? _____ If no, what is delinquent? _____

3.) Is animal on heartworm medicine and heartworm negative at this time? _____

4.) Is animal spayed/neutered? Yes ___ No ___

5.) If a cat, is the animal declawed? Yes ___ No ___

6.) To your knowledge, has this animal ever bitten or harmed another person or animal? Yes ___ No ___

If yes, please explain. _____

7.) To your knowledge, has the animal ever shown aggressive tendencies? _____

8.) To your knowledge, is this animal well suited and appropriate to live in an apartment? _____

9.) What date did you first see this animal? _____

10.) Does this person have any other animals that you are aware of? Yes ___ No ___

Vet signature _____ Date _____