



# Lakeside Village Rental Application (1 per adult) for Unit/Lot \_\_\_\_\_ \$40 application must be returned with this application.

## **Resident Selection Criteria:**

### **Occupancy Limits**

Two (2) Adults may occupy 1 unit. Third occupant may be a child. No more than 3 people may reside in a unit.

### **Credit**

A credit score of 625 or higher is required for all applicants. An applicant with a score lower than 624 may be considered with A) a qualified co-signer B) advance payment of one (1) or more month's rent. Negative items on credit reports may be grounds for denial of application.

### **Criminal Background**

An applicant with a criminal conviction which involves theft, burglary, robbery, offences involving minors, serious offenses, or a crime of violence will not be considered for residency. A gross misdemeanor or other negative items on a criminal background history may be grounds for denial.

### **Rental History**

A minimum of 1 year verifiable rental history is required of all prospective leases. If there is no rental history, or less than 1 year, an applicant may be considered with A) a qualified co-signer B) advance payment of one (1) or more month's rent. Negative items (i.e. evictions, non-renewals, unlawful detainers, etc.) on one's rental history may be grounds for denial.

### **Income Requirements**

Applicant's income must be 2.5 times the amount of the apartment rent. If the income is less than 2.5 times an applicant may be considered with A) a qualified co-signer B) advance payment of one (1) month's rent. (Section 8 residents and applicants on assistance are excluded.)

### **Photo Identification**

Prior to viewing an apartment and or applying for residency, all adults will be required to show valid photo identification. Acceptable identification includes: driver's license, state issued photo identification card, passport or other federally issued photo identification.

### **False Information**

Any applicant found to have knowingly falsified, misrepresented, or withheld any information on an application will be denied residency.

### **Security Deposit**

A minimum security deposit of \$200.00 will be paid at the time application is received. Depending on rental history and credit history your deposit may be equal to one months rent or more.

### **Application Fee**

A \$40.00 application fee per adult will be paid at the time of application. If approved, this fee will be credited to first month rent.

## Lakeside Village RV Resort Renter Information. One per adult.

Full Name:		Social Security #	Date of Birth:
Current Address:		Drivers License #	Place of Birth:
City, State, Zip:		Cell Phone Number:	Rental Start Date:
How long at this address:		Email Address:	Rental Term:
Current Landlord's Name:		Current Landlord's Phone Number:	Yrs at previous address:
Do we have permission to check your tenancy and payment record with current landlord? Have you given notice?			
RV size (Only if you are bringing your own RV)	How many Adults will be living in the unit?	How many children will be living in the unit?	
Do you plan to add more tenants/roommates?	How many?	<b>Note:</b> All new tenants must fill out an application.	
Do you have any pets? If yes, what type, breed and weight?			
Employer's name and address		Contact Person	Phone:
Address		Wages per hour	Position/Job Title
How long employed?	Full Time or Part Time (# hours/week) and Salary		Total monthly debt payments (car, loans, credit cards, etc.):
Do we have your permission to verify employment with your employer? <b>YES or NO</b> (circle one) If NO, please explain.			
Do you have or have you had bankruptcies, late payments, or bad debts? <b>YES or NO</b> (circle one) If YES please explain.			
Have you ever broken a Rental Agreement?			
Have you ever refused to pay or withheld rent?			
Have you ever received any lease violation notice, including an Unlawful Detainer/Eviction?			

Have you been convicted of any criminal act, including outside of this country? If yes please explain.

What type of car do you own? (Year, make model.)

Name of Child 1(Only one application needs this information)	Date of Birth	Social Security #
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Name of Child 2	Date of Birth	Social Security #
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Debts Please list all debts	Monthly payment	Amount Owed	Paid late? How many days?

How would you describe your credit?

Do we have your permission to run a credit, rental history, and criminal history check? **YES or NO** (circle one) If NO, please explain.

Personal references:

Name:	Address	Phone	Relationship

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I certify that answers given herein are true and complete to the best of my knowledge. I authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**All application fees are non-refundable!**

Lakeside Village RV Resort is an equal Opportunity Housing Provider. We fully comply with all federal, state and local fair housing, civil rights and equal opportunity laws.

End of Application