

RESIDENCY APPLICATION

Effective October 24th, 2014

I hereby make application to rent _____ to be used as a dwelling unit and for no other purpose.

Copy of Driver's License

Applicant Information - PLEASE PRINT - One person per application.

How did you hear about us? _____

Full Name: _____
First Middle Last

Date of Birth: _____
month day year

Social Security Number: _____ — _____ — _____ Driver's License #/State: _____ Phone: (____) _____

Current Address: _____ **Email:** _____

Address: _____ Apt #: _____

Do you rent this residence? Yes No

City: _____ State: _____ Zip: _____

Is your name on the lease? Yes No

Current Landlord/Management: _____

Have you given written notice to vacate? Yes No

Landlord's Phone: _____

Monthly Rent Payment: \$ _____

Reason for Moving: _____

When Did You Move In? _____

Previous Address

Address: _____ Apt #: _____

Did you rent this residence? Yes No

City: _____ State: _____ Zip: _____

Was your name on the lease? Yes No

Previous Landlord/Management: _____

Had you given written notice to vacate? Yes No

Landlord's Phone: _____

Monthly Rent Payment: \$ _____

Reason for Moving: _____

When Did You Move In? _____ Out? _____

Current Employment

Name of Employer: _____ Position: _____

Address: _____ Start Date: _____

City: _____ State: _____ Zip: _____ Phone: _____

Your Supervisor: _____ Monthly Salary: _____

Personal History

Have you ever been asked to move out or evicted? yes no

Have you ever broken a lease? yes no

Have you ever been sued for damage to a rental unit? yes no

Have you ever been sued for nonpayment of rent? yes no

Have you ever declared bankruptcy? yes no

Have you ever been convicted of a crime? yes no

Other Residents

Legal names and ages of all other people who will occupy this unit:

Name	Age	Name	Age
1. _____	_____	2. _____	_____
3. _____	_____	4. _____	_____

Emergency

Emergency Contact: _____ Phone: _____

Address: _____

Vehicle

Make: _____ Model: _____ Color: _____ License Plate: _____

Year: _____ State: _____

Please Read Carefully

I hereby state and represent that the information in this application is complete and accurate. I understand that in the event a lease is entered into it may be canceled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. I hereby authorize the Landlord or Landlord's agents to verify the information in the application; I also authorize the Landlord or Landlord's agent to disclose the information in the application to third parties that are involved in the verification process. Verification or re-verification of any information contained in the application will be retained by Landlord. I hereby authorize Tenant Data Services, Inc. to obtain information about me, including, but not limited to, this application, my credit, my tenant history, my check writing history, any court records and/or my criminal record and I hereby authorize & instruct any entity or person contacted by Tenant Data Services Inc. or the Landlord or Landlord's agents to release such information to them. Upon request, Landlord, Landlord's agents, or Tenant Data will provide the name & phone number of the source of the information used in the verification process.

Applicant: _____ Date: _____ Leasing Agent: _____

I understand and agree if I cancel the rental application after three (3) business days from the date of approval, I will forfeit the entire Security Deposit. Deposits will be fully refunded in the event my rental application is not approved by management.

Non Refundable Application Fee \$40.00

STATEMENT OF RENTAL POLICY NEBRASKA

Effective October 24th, 2014

It is our sincere intent to offer our residents the best possible community living environment. Robert Hancock & Company does not discriminate against any person(s) on the basis of race, color, religion, sex, sexual orientation, national origin, family status, or disability. If you should have any questions regarding the qualifying criteria, please do not hesitate to ask the Property Manager.

The rental criteria listed below explains our company policy with regard to standards that must be met in order to reside in one of our communities.

ALL applicants MUST have a Social Security number.

Income Requirements: Applicant(s) may be declined if income verification(s) are not sufficient to support necessary income requirements. All applicants must show evidence of gross monthly income equal to or greater than three (3) times the monthly rent. Verifiable income may include, but is not limited to the following:

- Current employment wages (If self-employed, prior years' tax forms must be provided)
- Proof of six months consecutive employment
- Future employment wages with proper and verifiable documentation from future employer
- Interest payments received from savings accounts, money markets, C.D.'s, trust fund documents, etc.
- Social Security benefits and/or documented child support
- Proof of at least twelve (12) months rent coverage from checking, savings, investments or trust fund(s)
- College Students must provide bank statement documentation of at least six (6) months consistent deposits -or- verifiable documentation of parental contribution

Rental History: Applicant(s) may be declined for any one or more of the following:

- Absence of 6 (six) months consecutive rental history in which conduct in terms of payment history, lease agreement conditions (i.e. peaceful enjoyment of premises, damage or destruction of premises, fulfilled term, etc.) is deemed satisfactory.
- Eviction from any previous landlord
- Any history of a lease break without landlord consent
- Any instance where previous landlord has filed for a detainer warrant or judgment for monies owed
- Any habitual late payments of rent
- Any material non-compliance of former rental agreement as indicated by previous landlord
- Any landlord reference wherein previous or present management indicates that the applicant was destructive to the apartment or surrounding public areas. This includes destruction by any household member, guest or invitee of the applicant
- If the applicant(s) was not on the lease at the address of the reference(s) provided; in order for a reference to be valid, the applicant must have been a party to the lease

Credit Report: Applicant(s) may be declined for any one or more of the following:

- Any credit obligation(s) 30 days or more in delinquency or persistent late payments on any credit obligation.
- Real estate foreclosure
- Personal pending bankruptcy
- Repossession of property
- Any suit pending or not remedied or any unsatisfied judgment
- Absence of credit

Criminal Background: Applicant(s) may be declined for any one or more of the following:

- Any felony conviction for any offense or conviction of sexual offense regardless of nature or criminal classification will be declined.
- Conviction of a crime or criminal history, regardless of the criminal classification that would adversely affect the health, safety or welfare of themselves, other residents or the viability of the community
- Conviction of a misdemeanor assault or conviction of a crime against another person

Applicant agrees that the lease shall be terminated in the event the applicant or other occupant, after moving onto the property, is involved in an offense involving possession, manufacturing, or sale of an illegal substance, delivery of a controlled substance, actual or potential physical harm to a person, or a felony sexual offense of any nature.

Binding Contractual Agreement:

- It is the policy of Robert Hancock & Company that all occupants of the apartment, with the exception of dependent(s) of the leaseholder(s) MUST be listed as a lessee, and must be at least 19 years of age. All lessees must undergo the application process, remit applicable fees, and be approved by management prior to residing in the apartment.
- Only occupants that are direct dependents (children under 19 years of age) of the leaseholder(s) are allowed to be listed as occupants and not expressly named as a lessee, but as an occupant.
- Co-signers are not accepted.

Occupancy Limits: Two (2) persons per bedroom -and-
In accordance with zoning laws not more than 3 unrelated adults

Acknowledgement:

- The application fee is non-refundable
- Falsification of any information will result in a decline of application
- Please note that the rental criteria are current guidelines. There may be occupants residing at the community prior to current criteria going into effect. Our ability to verify whether these requirements have been met is limited to the information available at the time the application is processed as verified by the various tenant screening, credit bureau, and criminal background agencies employed.

Signature

Date



ROBERT HANCOCK & CO. _____