

RENTAL APPLICATION

MANAGERS - Visual Proof of Drivers License or State I.D.: Yes No **I.D. Checked by:** _____

CLIENT#:	Mgmt Company Indigo Real Estate	Apt Community Parkway Village at Kapolei	Community Contact Kehau Keller	Community Tel # 808-518-2776	Advertising Source
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Each adult over the age of 18 must complete a separate application.

Date Faxed: _____ **Time Faxed:** _____

<input type="checkbox"/> CRIMINAL	<input type="checkbox"/> CREDIT	<input type="checkbox"/> CREDIT/CRIMINAL/EVICTION	<input type="checkbox"/> COMPREHENSIVE
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APPLICATION TO RENT Apartment # _____ Move-in Date _____ Rent \$ _____ Lease _____

<input type="checkbox"/> Applicant	<input type="checkbox"/> Roommate w/ _____	<input type="checkbox"/> Co-signer	<input type="checkbox"/> Section 8
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APPLICANT INFORMATION

NAME		SOCIAL SECURITY #	DATE OF BIRTH
OTHER NAMES USED	DRIVER'S LICENSE #	EMAIL ADDRESS	CONTACT PHONE NUMBER

**OTHER OCCUPANTS
EACH ADULT OVER THE AGE OF 18 MUST COMPLETE A SEPARATE APPLICATION**

1.	FULL NAME	RELATIONSHIP	DOB	SSN
2.	FULL NAME	RELATIONSHIP	DOB	SSN
3.	FULL NAME	RELATIONSHIP	DOB	SSN
4.	FULL NAME	RELATIONSHIP	DOB	SSN

PETS TO OCCUPY UNIT

1.	NAME	TYPE	WEIGHT/AGE
2.	NAME	TYPE	WEIGHT/AGE

RESIDENCE HISTORY

PRESENT ADDRESS <input type="checkbox"/> RENT <input type="checkbox"/> OWN		DATE IN / DATE OUT	MONTHLY PAYMENT
LANDLORD NAME		LANDLORD DAYTIME PHONE	LANDLORD EVENING PHONE
RESIDENCE TYPE <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord			
PREVIOUS ADDRESS <input type="checkbox"/> RENT <input type="checkbox"/> OWN		DATE IN / DATE OUT	MONTHLY PAYMENT
LANDLORD NAME		LANDLORD DAYTIME PHONE	LANDLORD EVENING PHONE
RESIDENCE TYPE <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord			

EMPLOYMENT HISTORY					
CURRENT EMPLOYER		MONTHLY SALARY \$	SUPERVISOR'S NAME		HOW LONG
EMPLOYER ADDRESS			PHONE	OCCUPATION/DEPARTMENT	
<input type="checkbox"/> PREVIOUS EMPLOYER / <input type="checkbox"/> SECOND JOB		MONTHLY SALARY \$	SUPERVISOR'S NAME		HOW LONG
EMPLOYER ADDRESS			PHONE	OCCUPATION/DEPARTMENT	
ADDITIONAL INCOME such as child support, alimony or separate maintenance need not be disclosed unless such additional income is to be included for qualification hereunder Amount \$ _____ per _____ Sources					
Are you/will you be a full time student in the next 12 months? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, are you/will you be enrolled in a higher education institution? <input type="checkbox"/> Yes <input type="checkbox"/> No					
VEHICLE & INFORMATION					
AUTO #1	YEAR	MAKE	MODEL	LICENSE STATE	LICENSE NUMBER
EMERGENCY CONTACT INFORMATION					
NEAREST RELATIVE		RELATIONSHIP	ADDRESS		PHONE
EMERGENCY CONTACT		RELATIONSHIP	ADDRESS		PHONE
PERSONAL REFERENCE		RELATIONSHIP	ADDRESS		PHONE
BACKGROUND INFORMATION					
HAVE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? <input type="checkbox"/> Yes <input type="checkbox"/> No					
PLEASE LIST ALL OFFENSES EXCLUDING TRAFFIC OFFENSES, ATTACH SEPARATE SHEET IF NECESSARY					
ARE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT REQUIRED TO REGISTER AS A SEX OFFENDER? <input type="checkbox"/> Yes <input type="checkbox"/> No					
HAVE YOU EVER BEEN ASKED TO VACATE BY A CURRENT/PREVIOUS LANDLORD? <input type="checkbox"/> Yes <input type="checkbox"/> No					
IF YES: APT NAME			CITY	STATE	

In compliance with state and federal consumer reporting law, you are hereby advised that a screening will be conducted regarding the information contained in this application. The report may contain information regarding your credit-worthiness, character, general reputation, personal characteristics and mode of living. By signing this application, you authorize RentGrow, to conduct the screening and to release information obtained to landlord and landlord's agents. If the application is denied or approved conditionally based upon information contained in the report, you may request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.

I certify that to the best of my knowledge all statements are true and complete. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction.

NON-REFUNDABLE SCREENING FEE \$	CHECK / MONEY ORDER #
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Applicant understands that he/she acquires no rights in an apartment until a holding deposit in the amount of \$_____ has been paid. Applicant requests landlord to hold Unit_____ for applicant while the screening process is completed. If this application is not accepted, the holding deposit will be refunded. If the application is accepted and the applicant chooses not to occupy the unit being held, the applicant forfeits the holding deposit and no portion of it shall be refunded.

APPLICANT SIGNATURE *Date*

LANDLORD SIGNATURE *Date*

PARKWAY VILLAGE AT RENTAL CRITERIA

Normal Applications	Importance
Ability to Pay Rent	
Minimum monthly gross income-to-rent ratio = 2.0 <small>Assets may not contribute to the qualifying income</small>	Extremely
Monthly minimum net income (after rent and debt obligations) should exceed a multiple of the rent: 1,000.0	Not Considered
Credit History	
Maximum percentage of past due negative accounts: number of derogatory accounts: 35.0%	Moderately
Maximum balance of unpaid collections (includes past due accounts): \$5,000.00	Moderately
Bankruptcy permitted: If cleared	Pass/Fail
Residency History	
No landlord tenant court records or unpaid landlord collections: Any number ever	Pass/Fail
Rental history verification may not be verified false	Pass/Fail
Criminal History	
Does not have a misdemeanor conviction: Any number ever Consider pending misdemeanor cases as well as convictions	Pass/Fail
Does not have a felony conviction: Any number ever Consider pending felony cases as well as convictions	Pass/Fail
May not be a registered sex offender	Pass/Fail

The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	Recommendation	Explanation
0.0 - 4.9	Decline	Fails to meet the credit decision settings above.
5.0 - 6.9	Accept With Conditions	Fails to meet the credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

Guarantors	Importance
Ability to Pay Rent	
Guarantor: Minimum monthly gross income-to-rent ratio = 4.0 <small>Guarantor: Assets may not contribute to the qualifying income</small>	Extremely
Guarantor: Monthly minimum net income (after rent and debt obligations) should exceed a fixed amount: \$1,000.00	Extremely
Credit History	
Guarantor: Maximum percentage of past due negative accounts: number of derogatory accounts: 25.0%	Moderately
Guarantor: Maximum balance of unpaid collections (includes past due accounts): \$200.00	Moderately
Guarantor: Bankruptcy permitted: If cleared	Pass/Fail
Residency History	
Guarantor: No landlord tenant court records or unpaid landlord collections: Any number ever	Pass/Fail
Criminal History	
Guarantor: Does not have a misdemeanor conviction: Any number ever Guarantor: Consider pending misdemeanor cases as well as convictions	Pass/Fail
Guarantor: Does not have a felony conviction: Any number ever Guarantor: Consider pending felony cases as well as convictions	Pass/Fail
May not be a registered sex offender	Pass/Fail

The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	Recommendation	Explanation
0.0 - 6.9	Decline	Fails to meet the credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

By signing this document, I agree that I have read the above and understand the rental criteria.

APPLICANT SIGNATURE

DATE

RELEASE OF INFORMATION

I, _____, represent that I am applying to rent a residential premises from Parkway Village at Kapolei (*landlord*).

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlord or property managers, credit history, employment history, and any criminal records. RentGrow will be providing said information.

I, the above named, give RentGrow and **Parkway Village at Kapolei** (*landlord*) permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed on my application. There are no limitations or restrictions regarding what may be discussed or revealed to **Parkway Village at Kapolei** (*landlord*) and RentGrow. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed on my application. I am aware that a credit history, eviction search and/or criminal background check will be done in conjunction with my application.

I hereby hold **Parkway Village at Kapolei** (*landlord*) and RentGrow free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords property managers, supervisors, or employers.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

(Signed/Applicant)

Date