

Dear Applicant(s):

We actively seek good residents to make their homes with us, and we strive to provide the best service possible while they live in our community. To help accomplish this goal, we use the third-party rental application screening provider, "SafeRent."

Once your rental application is submitted, we will process it using SafeRent to determine your "rental score." Your rental score represents the relative financial risk of leasing an apartment to you. Rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process. Our screening and verification process is used for each applicant in a fair, consistent, and uniform manner. We work diligently to observe both the spirit and the letter of the fair housing laws because we sincerely believe in fair housing and equal opportunities in housing.

We also verify all information provided on the Rental Application. By submitting your application, you acknowledge that these checks and verifications will be done and give your permission for us to do so.

An applicant who passes the screening criteria is offered an apartment when a suitable apartment is available. An applicant who does not satisfy the screening criteria, unfortunately, can not be offered residency at our community. If you have additional questions about our application screening process, we have included a list of frequently asked questions on the next page, which we hope you find helpful.

Please complete the Rental Application in its entirety and provide proof of employment and any additional income. If we do not receive complete information within 24 hours of submitting your application, we will be unable to process your application successfully, and the apartment reservation will be cancelled. We will do our best to process your application quickly and give you an answer within a reasonable amount of time.

We are here to be of service to you and to others seeking housing; we welcome your suggestions as to how we might accomplish that task better and more efficiently.

Please sign & date this letter, and return it, along with your completed rental application, to the Leasing Office. Thank you for applying for residency at our community. We sincerely hope that you will become a long-term resident with us.

Sincerely,
Weinstein Properties

I have read and understand this letter.

Date: _____ Applicant/Co-signer: _____

Date: _____ Spouse: _____

Frequently Asked Questions – Application Screening Process

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Characteristics such as race, color, sex, familial status, handicap, national origin, or religion are never taken into account when determining your rental score.

How is my rental score used?

Rental decisions are based upon how much risk a community is prepared to accept. Each community, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one community, while the same score might be approved at another. It all depends upon the risk a community is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

Screening Provider:

First Advantage SafeRent, Inc.
Consumer Relations
7300 Westmore Road, Suite 3
Rockville, Maryland 20850-5223
1-888-333-2413

If you have any additional questions, please do not hesitate to ask the Leasing Office.

Welcome Home
www.weinsteinproperties.com

Rental Application

Size & style of apartment applying for _____ Move-in Date _____

Were you referred by a current resident? If so, please provide name & address: _____

If applicable, would you prefer to receive communications from the leasing office in English Spanish

APPLYING AS:

<input type="checkbox"/> LEASEHOLDER	<input type="checkbox"/> OCCUPANT ONLY	<input type="checkbox"/> CO-SIGNER <i>Indicate Leaseholder's Name Below:</i> _____
--------------------------------------	--	---

NOTE: A separate application must be completed for each co-signer, roommate, or occupant over the age of 18.

Applicant

Name _____			
First	M.I.	Last	Suffix (Jr., Sr., etc.)
Date of Birth ____/____/____		Social Security # ____-____-____	
Current Address _____			
Street			
(____)			
City/State	Zip	Home Phone	
Email _____ (____)			
Cell Phone			
Rent <input type="checkbox"/> Own <input type="checkbox"/> Occupant only <input type="checkbox"/> Monthly Payment \$ _____			
Time at Address ____ Years ____ Months			
Rent/Mortgage paid to _____			
Landlord/Lender Phone (____) _____			
Previous Address _____			
Street			
(____)			
City/State	Zip	Home Phone	
Time at Address ____ Years ____ Months			
Rent <input type="checkbox"/> Own <input type="checkbox"/> Occupant only <input type="checkbox"/> Monthly Payment \$ _____			
Rent/Mortgage paid to _____			
Landlord/Lender Phone (____) _____			
EMPLOYMENT			
Current Employer _____			
Address _____			
Street			
(____)			
City/State	Zip	Employer Phone	
Start Date ____/____/____ Position _____			
Gross Salary \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			
Other Income* \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			
Source _____			
<small>*Other sources of income you would like us to consider may include: child support, SSI, investment dividends, savings accounts, interest income, real estate income, etc.</small>			
If you have no other sources of income, please check here: <input type="checkbox"/>			
Previous Employer _____			
Phone (____) _____ Time at Job ____ Years ____ Months			
Gross Salary \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			

Spouse

Name _____			
First	M.I.	Last	Suffix (Jr., Sr., etc.)
Date of Birth ____/____/____		Social Security # ____-____-____	
Current Address _____			
Street			
(____)			
City/State	Zip	Home Phone	
Email _____ (____)			
Cell Phone			
Rent <input type="checkbox"/> Own <input type="checkbox"/> Occupant only <input type="checkbox"/> Monthly Payment \$ _____			
Time at Address ____ Years ____ Months			
Rent/Mortgage paid to _____			
Landlord/Lender Phone (____) _____			
Previous Address _____			
Street			
(____)			
City/State	Zip	Home Phone	
Time at Address ____ Years ____ Months			
Rent <input type="checkbox"/> Own <input type="checkbox"/> Occupant only <input type="checkbox"/> Monthly Payment \$ _____			
Rent/Mortgage paid to _____			
Landlord/Lender Phone (____) _____			
EMPLOYMENT			
Current Employer _____			
Address _____			
Street			
(____)			
City/State	Zip	Employer Phone	
Start Date ____/____/____ Position _____			
Gross Salary \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			
Other Income* \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			
Source _____			
<small>*Other sources of income you would like us to consider may include: child support, SSI, investment dividends, savings accounts, interest income, real estate income, etc.</small>			
If you have no other sources of income, please check here: <input type="checkbox"/>			
Previous Employer _____			
Phone (____) _____ Time at Job ____ Years ____ Months			
Gross Salary \$ _____ Yr <input type="checkbox"/> Mo <input type="checkbox"/> Bi-Wk <input type="checkbox"/> Wk <input type="checkbox"/>			

Note: Acceptable proof of income is required. Please ask your leasing consultant for details.

Occupants

Children and/or other persons who will occupy apartment. (Occupants age 18 or older must complete a separate application. A fee will not be charged.)

Name _____	DOB _____	Relationship _____
Name _____	DOB _____	Relationship _____
Name _____	DOB _____	Relationship _____
Name _____	DOB _____	Relationship _____



CRIMINAL CONVICTIONS/RECORDS: Applicant certifies that Applicant and Applicant's occupants: (i) do not have a prior record of criminal convictions involving harm to persons or property which would indicate a clear and present threat to the health or safety of other individuals; and (ii) have not been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance as defined in federal law. In addition, Applicant authorizes Landlord and/or Managing Agent to perform a criminal records check on Applicant. Weinstein Properties does not guarantee safety and has no duty to obtain criminal behavior data.

EMERGENCY NOTIFICATION

In case of Emergency, Notify: _____ () _____
 Name Address City/State/Zip Phone Relationship

PERSONAL REFERENCES Provide the names of three people who have known you for several years; if possible, those with a local address.

 Name Address Phone Relationship

 Name Address Phone Relationship

 Name Address Phone Relationship

AUTOMOBILES AND OTHER VEHICLES Motorcycles, boats and trailers must have special permission to park on premises.

Vehicle #1 _____
 Year Make/Model State of Registration Color License Plate Number
 Vehicle #2 _____
 Year Make/Model State of Registration Color License Plate Number
 Vehicle #3 _____
 Year Make/Model State of Registration Color License Plate Number

PET INFORMATION Pets are not permitted without separate, written consent, which does not have to be given and can be revoked at any time. Please check with the Leasing Office on breed and other pet restrictions, including the number of pets allowed. Please indicate pets' weight at *full growth*.

Name _____ Type _____ Breed _____ Color _____ Age _____ Height _____ Weight _____
 Name _____ Type _____ Breed _____ Color _____ Age _____ Height _____ Weight _____
 Name _____ Type _____ Breed _____ Color _____ Age _____ Height _____ Weight _____

TERMS AND CONDITIONS

- Rental rates are subject to change.
- If Applicant leaves a deposit on an apartment, the rental rate is not guaranteed until 45 days prior to move-in.
- All payments should be made to the community to which you are applying.
- A \$ _____ non-refundable application fee must accompany this application.
- A \$ _____ non-refundable administrative fee must accompany this application.
- A deposit of \$ _____ must accompany this application. An additional deposit may be required at move-in based on credit approval conditions determined by SafeRent.
- Additional fees and/or deposits may apply. Consult the Leasing Office for details.
- In the event that withdrawal from this rental application occurs after 72 hours from the date of deposit, the Applicant shall be responsible for actual damages incurred by the landlord. This provision shall apply if the apartment to be rented is vacant at any time between the Applicant's dates of deposit and withdrawal. Note: The 72 hour period begins for wait list applicants upon assignment of apartment.
- Applicant acknowledges that any statements and representations made to induce Weinstein Properties to rent an apartment to applicant are true and correct to the best of his/her knowledge.
- Applicant authorizes Weinstein Properties to obtain his/her credit report and verify all statements and representations made on this form. Applicant acknowledges that if six months has passed since time of application, his/her application will be re-screened at no charge to the applicant.
- Applicant agrees that if any such information is misleading, incorrect or untrue, Weinstein Properties shall have the right to consider the rental agreement breached and take all appropriate remedies.
- Applicant waives any claim for damages by reason of non-acceptance of this application, which Weinstein Properties may reject.

 Applicant/Co-signer Signature Date Spouse Signature Date

OFFICE USE ONLY

Applicant ID Type: Driver's License ; Student ID ; Military ID ; State ID Identification # _____ ID Expiration Date _____
 ID Info: _____
 Name (as it appears on Driver's License or ID) Address City, State Zip
 Spouse ID Type: Driver's License ; Student ID ; Military ID ; State ID Identification # _____ ID Expiration Date _____
 ID Info: _____
 Name (as it appears on Driver's License or ID) Address City, State Zip
 ID Verified By _____ Date _____ Pet Dep1 _____ Pet Dep2 _____ Pet Fee(s) _____ Pet Rent(s) _____
 App. Fee \$ _____ Date Paid _____ Lease Term _____ # Bedrooms _____ Townhouse Garden Address _____
 Phase _____ Move-In Date _____ Rental Rate \$ _____ Deposit Amount \$ _____ Date Paid _____ Non-Refundable Amount \$ _____ Date Paid _____
 Garage/Carport – Monthly Rent _____ Storage – Monthly Rent _____ Washer/Dryer – Monthly Rent _____
 Special _____ Referred By _____
 Date Applicant Verbally Notified of Result _____ Applicant Approved: No Additional Deposit Additional Deposit/Prepay Additional Deposit/Prepay Amount \$ _____
 # of Occupants Meets Standards Yes No Date 45 Day Letter Sent (if move-in date is more than 45 days from approval date) _____ Date Welcome Letter Sent _____