

Community Name: _____
 Apt Applied For: _____
 Applicable Rent: _____

SafeRent Transaction # _____
 Leasing Agent: _____
 Check one: _____ RESIDENT _____ GUARANTOR

SJG PROPERTIES

RENTAL APPLICATION
PLEASE COMPLETE ALL FIELDS—FRONT AND BACK
USE N/A IF NOT APPLICABLE



APPLICANT INFORMATION—ONE APPLICATION PER ADULT OCCUPANT

APPLICANTS NAME LAST FIRST M.I.			BIRTHDATE / /		SS#		DRIVER'S LIC. & STATE		
EMAIL ADDRESS				HOME PHONE NUMBER			CELL PHONE NUMBER		
PRESENT ADDRESS APT#			CITY			STATE		ZIP CODE	
HOW LONG AT THIS ADDRESS			MONTHLY PAYMENT		RENT/OWN		LANDLORD/MORTGAGE CO.		
PREVIOUS ADDRESS APT#			CITY			STATE		ZIP CODE	
HOW LONG AT THIS ADDRESS			MONTHLY PAYMENT		RENT/OWN		LANDLORD/MORTGAGE CO.		
NAME OF PERSONS TO OCCUPY APARTMENT				RELATIONSHIP			DATE OF BIRTH		

EMPLOYMENT

PRESENT EMPLOYER		POSITION		PHONE NO.		NO. OF YEARS		SALARY \$ PER	
EMPLOYER ADDRESS		SUPERVISOR		CITY		STATE		ZIP CODE	
PREVIOUS EMPLOYER		POSITION		PHONE NO.		NO. OF YEARS		SALARY \$ PER	
PREVIOUS EMPLOYER ADDRESS		SUPERVISOR		CITY		STATE		ZIP CODE	

OTHER SOURCES OF INCOME

BANK REFERENCES		LOCATION (BRANCH)		CHECKING ACCOUNT NO.		SAVINGS ACCOUNT NO.	
ADDITIONAL INCOME-DESCRIBE SOURCE AND HOW TO VERIFY				\$		PER	

PERSONAL

NO. OF VEHICLES TO BE PARKED AT COMMUNITY							
VEHICLES- MAKE / MODEL (1)		LICENSE NO.		COLOR		YEAR	
(2)- MAKE / MODEL		LICENSE NO.		COLOR		YEAR	
IN CASE OF EMERGENCY, CONTACT:		RELATIONSHIP		ADDRESS		PHONE NO.	
NUMBER OF PETS	TYPE(S) / BREED	NAME(S)	AGE(S)	WEIGHT(S)	COLOR(S)	DATE OF LAST RABIES VACCINATION(S)	

HOW DID YOU HEAR ABOUT US?

PRIMARY SOURCE		OTHER SOURCE	
IF LOCATOR / BROKER, PLEASE LIST NAME OF AGENT AND COMPANY			
IF RESIDENT REFERRAL, PLEASE LIST CURRENT RESIDENT'S NAME			

MOISTURE AND MOLD

MOISTURE ISSUES AND APPARENT MOLD GROWTH MAY HAVE BEEN DISCOVERED FROM TIME TO TIME WITHIN THE COMMON AREAS AND INDIVIDUAL APARTMENT UNITS WITHIN THIS PROPERTY. AS WITH ANY OTHER PROPERTY, THERE MAY BE MOISTURE AND MOLD ISSUES AT THIS PROPERTY IN THE FUTURE AND YOUR COOPERATION AND COORDINATION WITH THE MANAGEMENT COMPANY'S AND/OR OWNER'S INSPECTION PROCESS AND ANY NECESSARY AND APPROPRIATE CORRECTIVE ACTION MAY BE REQUIRED. SHOULD YOU HAVE ANY MAINTENANCE ISSUES REGARDING MOISTURE AND/OR MOLD GROWTH, YOU MUST PROMPTLY REPORT THEM TO THE MANAGEMENT COMPANY AND/OR OWNER SO THAT THEY CAN BE PROMPTLY ADDRESSED BY TRAINED PERSONNEL AND/OR SUITABLY QUALIFIED CONTRACTORS RETAINED BY MANAGEMENT AND/OR OWNER.

RENTAL / CRIMINAL HISTORY

SJG PROPERTIES RESERVES THE RIGHT NOT TO LEASE TO ANY INDIVIDUAL WHO HAS BEEN EVICTED, BROKEN A PRIOR LEASE, DECLARED BANKRUPTCY, BEEN SUED FOR NON-PAYMENT OF RENT OR DAMAGE TO RENTAL PROPERTY, CONVICTED OF CERTAIN CRIMES, ARRESTED FOR CERTAIN CRIMES WHERE A TRIAL IS PENDING, OR WHO IS LISTED BY THE FBI AS A FUGITIVE OR A TERRORIST. TO DETERMINE APPLICANT'S ELIGIBILITY, PLEASE ANSWER THE FOLLOWING QUESTIONS:

HAS ANY APPLICANT EVER BEEN EVICTED OR ASKED TO MOVE OUT? YES ___ NO ___ BROKEN A RENTAL AGREEMENT OR LEASE ? YES ___ NO ___ DECLARED BANKRUPTCY? YES ___ NO ___ BEEN SUED FOR NON-PAYMENT OF RENT OR FOR DAMAGE TO RENTAL PROPERTY? YES ___ NO ___

HAS ANY APPLICANT EVER BEEN CONVICTED OF A FELONY, ANY CRIME INVOLVING VIOLENCE, ANY CRIME INVOLVING DRUGS, DAMAGE TO PROPERTY, OR A SEXUAL OFFENSE? YES ___ NO ___ BEEN ARRESTED FOR ANY OF THE FOREGOING OFFENSES WHERE A TRIAL IS PENDING? YES ___ NO ___

CONSENT

APPLICANT HEREBY CONSENTS TO ALLOW SJG PROPERTIES, THROUGH ITS DESIGNATED AGENT AND EMPLOYEES, TO OBTAIN CREDIT INFORMATION, CRIMINAL HISTORY (INCLUDING A CONFIRMATION THAT THE APPLICANT IS NOT LISTED ON THE FBI'S "MOST WANTED FUGITIVES" AND "MOST WANTED TERRORISTS" LISTS) AND RELATED INFORMATION REGARDING THE APPLICANT FOR THE PURPOSE OF DETERMINING WHETHER OR NOT TO ENTER INTO AN APARTMENT LEASE WITH APPLICANT. APPLICANT UNDERSTANDS THAT, SHOULD APPLICANT LEASE AN APARTMENT, SJG PROPERTIES AND ITS AGENT SHALL HAVE A CONTINUING RIGHT TO REVIEW APPLICANT'S CREDIT INFORMATION, RENTAL APPLICATION, PAYMENT HISTORY, OCCUPANCY HISTORY, CRIMINAL BACKGROUND HISTORY AND RELATED INFORMATION FOR ACCOUNT REVIEW PURPOSES AND FOR IMPROVING APPLICATION METHODS. APPLICANT UNDERSTANDS THAT PROVIDING FALSE, FRAUDULENT OR MISLEADING INFORMATION IS GROUNDS FOR DENIAL OF RESIDENCY OR TERMINATION OF APPLICANTS'S RIGHT OF OCCUPANCY.

ACKNOWLEDGEMENT

WHILE MANAGEMENT'S POLICY IS TO OBTAIN A STANDARD CRIMINAL BACKGROUND CHECK, PERFORMED BY A NATIONAL SCREENING COMPANY, ON ALL APPLICANTS, MANAGEMENT CANNOT GUARANTEE THAT A BACKGROUND CHECK HAS BEEN PERFORMED ON ALL RESIDENTS. NOR IS MANAGEMENT ABLE TO GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION OBTAINED FROM THE SCREENING COMPANY OR THAT THE LACK OF A CRIMINAL RECORD GUARANTEES THE SAFETY OF ALL RESIDENTS. APPLICANT UNDERSTANDS THAT THE MANAGEMENT COMPANY AND OWNER ARE RELYING ON THE INFORMATION IN THIS APPLICATION AND ITS ACCURACY. THE LEASE MAY BE CANCELED IF THE APPLICANT HAS MADE ANY MISLEADING OR FALSE STATEMENTS IN THIS APPLICATION.

TO BE FILLED IN BY MANAGEMENT (PROVISIONS STATED IN LEASE SHALL CONTROL)

CONTEMPLATED MONTHLY CHARGES (DUE THE 1ST OF EACH MONTH)		ANTICIPATED MOVE IN DEPOSITS, RENTS AND FEES (DUE AT TIME OF APPLICATION OR MOVE IN)	
BASE RENT	\$ _____	APPLICATION FEE	\$ _____
PET RENT	\$ _____	HOLDING FEE (REFUNDABLE W/IN 48 HOURS FROM APPLICATION DATE). BECOMES THE SECURITY DEPOSIT AT MOVE-IN	\$ _____
OTHER RENT	\$ _____	PRO-RATED RENT DUE AT MOVE IN	\$ _____
OTHER _____	\$ _____	NON-REFUNDABLE COMMON AREA AMENITY RENT	\$ _____
OTHER _____	\$ _____	NON-REFUNDABLE PET FEE	\$ _____
		OTHER _____	\$ _____
CONCESSIONS GIVEN		OTHER _____	\$ _____
ONE-TIME/ UPFRONT	\$ _____	TOTAL DEPOSITS DUE	\$ _____
MONTHLY	\$ _____	TOTAL RENTS / FEES DUE	\$ _____
TOTAL DUE MONTHLY*	\$ _____		
LESSOR ACKNOWLEDGES RECEIPT OF CHECK # _____ AND / OR MONEY ORDER # _____ ON (DATE) _____			\$ _____
LESSOR ACKNOWLEDGES RECEIPT OF CREDIT CARD # _____ EXP DATE _____ ON (DATE) _____			\$ _____
TOTAL REMAINING BALANCE (RENT, DEPOSITS, AND/OR FEES) DUE ON OR BEFORE MOVE IN DATE			\$ _____

AS EARNEST MONEY ON ACCOUNT FOR THE ABOVE DESCRIBED APARTMENT, APPLICANT UNDERSTANDS THAT THE APPLICATION FEE IS NON-REFUNDABLE. APPLICANT FURTHER UNDERSTANDS THAT MANAGEMENT WILL ADHERE TO RELEVANT STATE LAWS IN CONNECTION WITH ALL SECURITY DEPOSITS. THE HOLDING FEE, WHICH BECOMES THE SECURITY DEPOSIT AT MOVE-IN, MAY BE REFUNDABLE IF THE APPLICATION IS REJECTED BY MANAGEMENT, BUT WILL BE FORFEITED IF THE APPLICANT CANCELS AFTER 48 HOURS OF SUBMITTING THE APPLICATION. APPLICANT UNDERSTANDS THAT ANY CHANGES TO THE LEASE TERM, MOVE IN DATE, OR APARTMENT HOME SELECTED IS LIKELY TO RESULT IN AN ADJUSTMENT TO THE RENTAL RATE, DEPOSIT, AND/OR FEES REQUIRED.

* IN ADDITION, APPLICANT UNDERSTANDS THAT PAYMENT OF THE FOLLOWING UTILITIES IS THE SOLE RESPONSIBILITY OF THE RESIDENT: ___ ELECTRIC, ___ GAS, ___ CABLE, ___ TELEPHONE, ___ WATER/SEWER, ___ TRASH.

APPROVALS

DATE PROCESSED _____ APPROVED _____ NOT APPROVED _____ APPROVED WITH ADDITIONAL DEPOSIT _____ APPROVED W/GUARANTOR _____
 APPLICANT NOTIFIED BY: _____ DATE: _____ TIME: _____

SIGNATURE OF APPLICANT

SJG PROPERTIES ASSOCIATE SIGNATURE

X _____ DATE _____

X _____ DATE _____

FOR OFFICE USE ONLY: GOVERNMENT ISSUED ID VERIFIED (FOR INDIVIDUALS PRESENT AT THE SITE ONLY)

NAME: _____ ID TYPE: _____ ID# _____