

**Thank you for choosing Rising View, where our view is you!
To run your application, we will need the following for each
person over 19 years of age:**

Completed and Signed Application
(Married couples can complete one application together)
\$35 Application Fee (per person)
Copy of Driver's License
3 Most Recent Pay Stubs or proof of income
Income Requirements: Must Earn 3x's Rent Rate
*(gross monthly combined income) *

Once applications are completed, they are valid for 60 days

Phone Number: _____

Email Address: _____



WELCOME TO RISING VIEW COMMUNITIES!

RENTAL REQUIREMENTS

FAIR HOUSING -

All homes at Rising View are available to any and all qualified applicants, regardless of familial status, handicap, race, color, sex, religion or national origin.

AVAILABILITY -

Applications for reservation of a home will be taken on a first come, first serve basis subject to availability of floor plan requested.

QUALIFYING -

Rental History – Rental history has been established, current and/or previous residence must be positive and be eligible for re-rental.

Income – Must have current verifiable income of three times the monthly rental amount for your housing.

Credit History – Acceptance will be determined by Credit Retriever report.

Criminal History – A person(s) with a known felony conviction will not be accepted. Person(s) must exhibit no criminal conviction involving violence, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) convicted of a misdemeanor crime may be accepted except for convictions with sexual immorality, e.g. public lewdness, indecent exposure, and acts against a minor.

NUMBER OF OCCUPANTS - We allow 2 people per bedroom.

AGE - You must be at least 19 years of age to lease a home.

PETS - Maximum of three pets per home. Dogs of the following breeds, or any mixed breeds thereof, are NOT allowed as pets in the community: American/English Staffordshire (Bull) Terrier, Staffordshire Terrier, Pit Bull Terrier (Pit Bull), Rottweiler, Doberman Pinscher, Chow, Presa Canario, Cane Corso, Mastiff, or wolf Hybrids. Residents may not board dogs that are deemed "aggressive or potentially aggressive". Exotic pets and farm animals are also not allowed. Having a second or third pet in the home will result in a \$20 monthly pet rent for each additional pet beyond the first. A refundable pet fee of \$300 is due upon move in. **APPLICATION**

FEE(S) * SECURITY DEPOSIT * SURETY BOND -

A nonrefundable Application Fee of \$35 per person, for 19 years and over, is required per each applicant(s) including a cosigner. (photo id for each applicant) Your Security Deposit is a nonrefundable purchase of a Surety Bond in the amount to cover one full month's rent. The Surety Bond is determined by DepositIQ based on the requested housing and monthly rental amount. Conditionally approved applicants will also owe a refundable half month security deposit. Approved applicants may elect to pay a one month refundable security deposit in lieu of the surety bond.

BREAKING LEASE POLICY -The leases at Rising View are one year (12 months). There is an early termination clause in the case that you are unable to complete your lease.

RENTAL PAYMENTS -All lease holders must sign the lease agreement in person or electronically via DocuSign. Future rent payments are due on the 1st day of the month and considered late on the 6th. Rent payments can be made by credit card, cashier's check, personal check, or money order. If 2 returned checks are received on your account, all future payments must be paid in the form of a cashier's check or money order.

For Office Use Only	Community: _____	Rate: _____	Length of Initial Lease Term: _____
	Application Date: _____	Date Apt Required: _____	Deposit: \$ _____ Receipt #: _____
	Apt #: _____	Apt Type: _____	App Fee: \$ _____ Receipt #: _____

IN ORDER FOR US TO PROCESS YOUR APPLICATION QUICKLY, ALL QUESTIONS MUST BE ANSWERED.

Applicant's Last Name	First	Initial	Birthday	Driver's License # & State	Social Security #	
Contact Phone Number	E-mail Address					
For credit purposes only: <input type="checkbox"/> Unmarried <input type="checkbox"/> Married <input type="checkbox"/> Separated		Spouse's First Name	Initial	Birthday	Driver's License # & State	Social Security #
Student? <input type="checkbox"/> Yes <input type="checkbox"/> No	Apt to be Occupied by:		Expected Move-in Date:	Children's First, Middle Initial and Last Name (Required information - not optional)		
# of Full-Time Students: _____	_____ Total _____ Adults		_____	1. _____ DOB _____		
				2. _____ DOB _____		
				3. _____ DOB _____		
				4. _____ DOB _____		
Do you have pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how many?	Type & Size (keeping of pets requires a pet deposit/fee & owner's consent)			Who or what referred you to us?	

EACH APPLICANT 18 AND OVER MUST FILL OUT A SEPARATE APPLICATION UNLESS MARRIED | 2 YEARS OF EMPLOYMENT AND LANDLORD HISTORY ARE REQUIRED

EMPLOYER - APPLICANT'S
Company Name: _____
Address: _____ City: _____
State: _____ Zip: _____ Phone: _____
Your Title: _____ Supervisor Name: _____
Monthly Income (Gross) \$: _____
Employment Dates: From _____ to _____

OTHER EMPLOYMENT OR INCOME
Company Name: _____
Address: _____ City: _____
State: _____ Zip: _____ Phone: _____
Your Title: _____ Supervisor Name: _____
Monthly Income (Gross) \$: _____
Employment Dates: From _____ to _____

EMPLOYER - SPOUSE'S
Company Name: _____
Address: _____ City: _____
State: _____ Zip: _____ Phone: _____
Your Title: _____ Supervisor Name: _____
Monthly Income (Gross) \$: _____
Employment Dates: From _____ to _____

OTHER EMPLOYMENT OR INCOME
Company Name: _____
Address: _____ City: _____
State: _____ Zip: _____ Phone: _____
Your Title: _____ Supervisor Name: _____
Monthly Income (Gross) \$: _____
Employment Dates: From _____ to _____

ADDITIONAL INCOME
Source: _____ Amount: _____ Frequency: _____

PRESENT RESIDENCE
Address: _____ Monthly Rent/Pymt: \$ _____
City: _____ State: _____ Zip: _____
From _____ to _____ Phone: _____
Name of Owner and/or Apt Comm: _____
Phone: _____ County: _____ Do you: <input type="checkbox"/> Own? <input type="checkbox"/> Rent?

PREVIOUS RESIDENCE
Address: _____ Monthly Rent/Pymt: \$ _____
City: _____ State: _____ Zip: _____
From _____ to _____ Phone: _____
Name of Owner and/or Apt Comm: _____
Phone: _____ County: _____ Do you: <input type="checkbox"/> Own? <input type="checkbox"/> Rent?

AUTOMOBILE <input type="checkbox"/> Check box if you own an add'l car, motorcycle, boat
Vehicle 1: _____ Year, Make, Model & Color of Applicant's Vehicle License Plate #: _____ State: _____
Vehicle 2: _____ Year, Make, Model & Color of Applicant's Vehicle License Plate #: _____ State: _____

IN CASE OF EMERGENCY NOTIFY
Applicant's Nearest Relative, other than spouse Address: _____ City/State: _____ Relationship: _____ Phone #: _____
Applicant's Nearest Relative, other than spouse Address: _____ City/State: _____ Relationship: _____ Phone #: _____

BANKING INFORMATION
Checking Acct at: _____ Acct #: _____ Savings Acct at: _____ Acct #: _____
Average Balance: \$ _____ Phone #: _____ Average Balance: \$ _____ Phone #: _____

Have you or any other member of the household ever been convicted of a felony or juvenile felony? ☐ Yes ☐ No

If yes, please give detail: When _____ Where _____ Description of Crime: _____

A person with a known felony conviction will not be accepted. Person(s) must exhibit no criminal conviction involving violence, firearms, illegal drugs, theft, crime involving the theft or destruction of property, or any crime involving a minor. Person(s) who have received deferred adjudication for a felony involving these crimes will not be accepted. Person(s) who have received deferred adjudication will be considered, provided the probation period has been satisfactorily completed, case dismissed, or set aside. That is, unless the offense was of a sexual nature, especially any offense involving a minor, or stalking, or crime of violence, particularly those involving any type of weapon. Person(s) convicted of a misdemeanor crime may be accepted, except for convictions involving sexual immorality, e.g. public lewdness, indecent exposure, and acts against a minor. A conviction related to any of the above will cause an applicant to be rejected, even if the applicant has fulfilled the sentence and is currently on probation, or even if probation has been fulfilled. It is our right to ask an applicant the dates and nature of any conviction (and/or deferred adjudication) on public record and our responsibility to our other residents not to lease to anyone with a violent history. This pertains to lease holder(s) and occupant(s).

Applicant has paid an Application Deposit of \$ _____. Application Deposit shall be credit toward the required Security Deposit upon resident move-in. If the applicant finds it necessary to cancel a move-in, the Application Deposit will be refunded provided the cancellation takes place within seventy-two (72) hours after submitting an application, regardless of approval status. Application fees are nonrefundable.

Applicant expressly acknowledges that the Rules and Regulations as listed on the backside of this document have been read and understood and that said Rules and Regulations shall become part of the Lease Agreement.

By signing below I authorize any agent acting on behalf of the apartment community to obtain any and all background information on me including but not limited to a credit check and a criminal records check.

Date: _____ Applicant Signature: _____ Spouse Signature: _____

Application Received by: _____ Referred by: _____

RULES AND REGULATIONS

1. The lessor acknowledges that right of Lessee to entertain friends and to have parties and guests, but requires that perfect order and tranquility prevail. Lessee, members of lessee's family and Lessee's guests shall at all times maintain order in the apartment and at all places on the premises, and shall not make or permit any loud, improper or boisterous conduct or otherwise disturb the comfort or interrupt the sleep of other Lessees.
2. The driveways, sidewalks, courts, entry passages, stairs and halls shall not be obstructed or used for any purposes other than ingress and egress. Bicycles and such other vehicles shall not be brought into any building nor onto the lawn, nor be allowed to obstruct the driveways, sidewalks, courts, entry passages, stairs or halls.
3. Only Lessees, their families and invited guests, accompanied by Lessees, may use the swimming pool and other recreational and club facilities, if any provided by Lessor, either on or off the premises. All such facilities may be used by such persons only in strict compliance with the supplemental rules and regulations from time to time adopted by Lessor with respect to each of said facilities, supplemental rules and regulations may from time to time be amended.
4. Windows and doors shall not be obstructed. Nothing shall be thrown out of windows or doors. Lessee must exercise care and caution about leaving windows or doors open during inclement weather. Lessee shall be liable for any damage to interior, including paint, plaster, cabinets, carpets, floors or damage to any parts of the premises resulting from failure to exercise reasonable care. Waterbeds are permitted at the discretion of the manager. Evidence of insurance is required.
5. All windows, glass, doors, locks and hardware should be kept and maintained in good repair. Any damage shall be reported to Lessor immediately. The cost of repair or replacement thereon shall be borne by Lessor, unless such damage is caused by the act or negligence to Lessee.
6. Lessor will furnish two keys for each outside door to the home and two mailbox keys, if applicable. All keys must be returned to the Property Manager of the premises upon termination of the occupancy.
7. Lavatories, sinks, toilets and all water and plumbing apparatus shall be used only for the purposes for which they were constructed. Sweepings, rubbish, rags, ashes or other foreign substances shall not be thrown therein. Any damage to such apparatus and the cost of cleaning, plumbing resulting from misuse shall be borne by Lessee.
8. Clothing, sheets, etc. shall not be hung from the windows, rails or porches or aired or dried in any yard space. All airing and drying or such articles shall be done in the places specifically provided. Appropriate window coverings are to be installed within 72 hours of occupancy.
9. Lessee will place all trash and garbage in sanitary containers in the locations designated by Lessor.
10. All radios, television sets, phonographs, etc., must be turned down to a level of sound that does not annoy or interfere with other Lessees. No music lessons, either vocal or instrumental, shall be permitted on the premises at any time without written consent from management.
11. Pets are prohibited except Lessor has the right to make exceptions in cases where a damage deposit/fee is secured and Lessor determines that the particular pet is not likely to be a nuisance or to annoy other Lessees.. Lessee shall be liable for any damage to shrubbery, lawns, buildings or any part of the premises, or to property of others, which is caused by Lessee's pet, to include damages to lessor due to loss of a resident as a result of said pet.
12. Performing mechanical work thereon is prohibited. Parking of motorcycles in any other than designated vehicle parking area is strictly prohibited. Lessee agrees that Lessor has the right to remove and store said vehicle at Lessee's expense. Parking of race cars, junk cars or storage of any vehicle that is not operable is prohibited. Adequate parking areas are provided by the Lessor as a service to the Lessee on a first come first served basis with no designated parking anywhere. Parking of boats, recreation or commercial vehicles in other than designated parking areas is strictly prohibited. Lessor reserves the right to refuse parking of any vehicle which may endanger life or property. Lessor or its agents have the right to remove and store or have removed and stored vehicles at Lessee's expense, which violate this rule.
13. Lessor reserves the right at any time and from time to time to prescribe such additional rules and to make such changes to the Rules and Regulations set forth as deferred to above as Lessor shall in its judgment determine to be necessary for the safety, care and cleanliness of the premises and for the preservation of good order, comfort or benefit of all Lessees generally. The most up-to-date Resident Handbook can be found at risingview.com/handbook at any time.
14. Electricity and/or gas will be furnished by lessor unless otherwise stated.
15. Applicant understands that the giving of false information or tendering a bad check may at Lessor's option breach and void any subsequent lease. Notice in writing of approval or disapproval may be mailed to applicant at address indicated on this application or delivered to applicant in person.

Employment Check

Length	Ending Date	Salary	Title	Full Time	Permanent	Spoke to	by
Present:							
Previous:							

Additional Income

Type	Source	Amount	Is it consistent?	Spoke to	by

Credit

Credit Report to be Attached

Crime

Criminal Report to be Attached

Summary

Applicant's Income: _____ Apartment rent at time of move in: \$ _____ Does applicant meet qualifying standards? ☐ Yes ☐ No

Other Verified Income: _____ Total Verified Income: _____ Application: ☐ Approved ☐ Disapproved

Comments: _____

By: _____ Manager's Approval: _____ Notified by: _____