



RENTAL APPLICATION

BEFORE THIS APPLICATION CAN BE PROCESSED, ALL BLANKS MUST BE FILLED IN OR NOTED NOT APPLICABLE (N/A) BY THE APPLICANT

ID CHECK: _____

COMMUNITY: _____ DATE: _____

BEDROOMS DESIRED _____ DATE OCC. DESIRED: _____ DWELLING FOR WHICH APPLYING: _____

NAME: _____ SOCIAL SECURITY # _____

DRIVERS LICENSE#: _____ STATE: _____ TELEPHONE: _____ DATE OF BIRTH: _____

MONTHLY INCOME:

EMPLOYMENT INCOME: APPLICANT: _____ CO-APPLICANT: _____ OTHER: _____

IF NOT EMPLOYED, SOURCE OF INCOME (ALIMONY, CHILD SUPPORT, REAL ESTATE, TRUSTS, ETC.)

TYPE: _____ MONTHLY INCOME: _____

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RESIDENCE HISTORY: (2 YEAR RESIDENCY MINIMUM)

MOST RECENT ADDRESS: (GIVE FULL ADDRESS) _____

RENTERS: NAME AND ADDRESS OF LANDLORD _____

_____ PHONE # _____ FROM _____ TO _____

IF LESS THAN TWO (2) YEARS, NAME AND ADDRESS OF PRIOR LANDLORD: _____

_____ PHONE # _____ FROM _____ TO _____

HOMEOWNERS: NAME AND ADDRESS OF LENDER: _____

_____ ACCT# _____ FROM _____ TO _____

IF LESS THAN TWO (2) YEARS, NAME AND ADDRESS OF PRIOR LENDER: _____

_____ ACCT# _____ FROM _____ TO _____

EMPLOYMENT HISTORY:

PRESENT EMPLOYERS NAME: _____ POSITION: _____ LENGTH: _____

EMPLOYERS ADDRESS: _____ PHONE: _____

IF ABOVE EMPLOYMENT LESS THAN TWO(2) YEARS, GIVE PRIOR _____

_____ LENGTH: _____ PHONE: _____

SPOUSES EMPLOYERS NAME: _____ POSITION: _____ LENGTH: _____

EMPLOYERS ADDRESS: _____ PHONE: _____

MILITARY

STATE RANK AND LIST I.D. # _____ ATTACHED TO: _____

VEHICLE INFORMATION

MAKE OF VEHICLE: _____ LICENSE #: _____ YEAR: _____ COLOR: _____

MAKE OF VEHICLE: _____ LICENSE#: _____ YEAR: _____ COLOR: _____

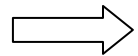
OCCUPANTS: PLEASE LIST ALL OTHER PERSONS WHO WILL RESIDE IN THE APARTMENT/HOME

FULL NAME	RELATIONSHIP CO-APPLICANT/SPOUSE	SEX	DATE OF BIRTH	EMPLOYMENT	SOCIAL SEC#	INCOME

PET BREED: _____ WEIGHT: _____ HEIGHT: _____

*****A SEPARATE PET PERMIT AND ADDITIONAL ITEMS ARE REQUIRED BEFORE PET CAN BE CONSIDERED FOR APPROVAL *****

THE REVERSE SIDE OF THIS APPLICATION IS AN INTEGRAL PART OF THIS APPLICATION



CREDIT REFERENCE: (DEPT. STORES, CREDIT CARDS, ETC.)

NAME	ACCOUNT #	LOCATION	BALANCE

PERSONAL REFERENCES:

NAME	ADDRESS	TELEPHONE

DO YOU WISH TO HAVE A SMOKE DEECTOR FOR THE HEARING IMPARED NSTALLED? (A \$300.00 DEPOSIT IS REQUIRED FOR THIS DEVICE) YES _____ NO _____

EMERGENCY CONTACT INFORMATION

NAME	ADDRESS	PHONE#	RELATIONSHIP

THE INFORMATION GIVEN IS CORRECT TOT HEBEST OF MY KNOWLEDGE. I HAVE NO OBJECTION TO INQUIRES FOR THE PURPOSE OF VERIFICATION OF THE PROCEEDING STATEMENT. IT IS UNDERSTOOD THE ABOVE INFORMATION WIL BE HELD STRICKLY CONFIDENTIAL. INCORRECT INFORMATION MAY BE CONSIDERED FRAUD AND WILL CAUSE THE APPLICATION TO BE DISPPROVRE AND THE LEASE AGREEMENT TERMINATED.

APPLICANTS SIGNATURE _____

APPLICANT HEREBY DEPOSITS THE SUM OF \$ _____ AS A NON REFUNDABLE APPLICATION FEE. THIS APARTMENT COMMUNITY IS A MEMBER OF THE VIRGINIA APARTMENT AND MANAGEMENT ASSOCIATION AND THE CREDIT BUREAU. IT IS MY THOROUGH UNDERSTANDING THAT ANY AND ALL INFORMATION PERTAINING TO MY PAYMENT RECORD AND HOUSEKEEPING HABITS DURING MY TENANCY AT THIS ADDRESS MAY BE AVAILABLE TO THE CREDIT BUREAU.

APPLICANTS SIGNATURE _____

CRIMINAL HISTORY

1. HAVE YOU EVER BEEN CHARGED WITH (WHETHER OR NOT RESULTING IN A CONVICTION), CONVICTED OF, OR PLEADED GUILTY OR "NO CONTEST" TO A FELONY?

IF YES, EXPLAIN _____

2. HAVE YOU EVER BEEN CHARGED WITH (WHETHER OR NOT RESULTING IN CONVICTION) CONVICTED OF, OR PLEADED GUILTY OR "NO CONTEST" TO A MISDEMEANOR INVOLVING BUT NOT LIMITED TO SEXUAL MISCONDUCT?

IF YES, EXPLAIN _____

NOTICE:

BY SIGNING THIS APPLICATION, YOU DECLARE THAT ALL OF YOUR RESPONSES ARE TRUE AND COMPLETE AND THAT YOU HAVE EXPRESSLY AUTHORIZED THE OWNER TO VERIFY THIS INFORMATION. ANY FALSE STATEMENT TO THIS APPLICATION CAN LEAD TO REJECTION OF YOUR APPLICATION OR IMMEDIATE TERMINATION OF YOUR LEASE.

APPLICANTS SIGNATURE _____



Authorization to Release Information

On this date, the undersigned Applicant submitted a Rental Application to Oglesby Management Group, Inc. for an apartment/house in

Community: _____
Located at: _____

In order to process the Rental Application, Oglesby Management Group, Inc. must verify the information provided by the Applicant(s), and determine whether she/he is eligible under Oglesby Management Group, Inc. Tenant Selection Criteria.

Accordingly, the applicant hereby authorizes Oglesby Management Group, Inc. to contact any current or former employers, landlords, or creditors used by the applicant as references in the Rental Application. In addition, the Applicant authorizes any employer, landlord, or creditor contacted by Oglesby Management Group, Inc. to release any information requested by Oglesby Management Group, Inc. for the purpose of evaluating the Applicant's Rental Application and verifying the information contained therein.

Oglesby Management Group, Inc. may use such information, to the extent it deems necessary, in order to determine the Applicant's eligibility and/or acceptability for occupancy in the above referenced apartment or community.

Applicant

Date

Applicant

Date



TENANT SELECTION CRITERIA

Oglesby Management Group, Inc utilizes the following Tenant Selection Criteria to determine if applicants are qualified to become residents at our apartment communities and houses. OMG, Inc. is an equal opportunity housing provider and complies with all Federal , State, and Local laws.

Disclosure: Landlord hereby appoints Agent, as it's authorized Agent with full and complete authority to engage in all aspects of business of the management of the Property, and to act for the Landlord in all respects which relate to this Lease Agreement. Tenant(s) hereby acknowledge that Agent, or any licensed Broker or salesperson employed by or affiliated with Agent, and any rental manager employed by Agent, are Agents of the Landlord. Tenant(s) further acknowledge that full disclosure of this Agency relationship had been made by Agent as required by applicable Virginia Law.

1. **INCOME:** The applicant must have an income that meets the OMG, Inc. standards of income and debt ratios. More detailed information is available upon request concerning co-signers, full time students, etc.
2. **PRESENT AND PAST CREDIT REPORTS:** You may have your application disapproved or a co-signer may be required for any adverse credit report. The absence of a credit file will not adversely affect the applicant. More detailed information concerning adverse credit is available upon request.
3. **PRESENT AND PAST RENTAL HISTORY:** The applicant must have a steady record of housing as indicated by living at one address for one year within the past two years. You may have your application disapproved for (1) one or more of the following:
 - a. Any one (1) history of having "skipped" from a previous housing.
 - b. Any one (1) eviction from a previous housing.
 - c. Any four (4) repeated late payments of rent within twelve (12) month period from a current or past housing.
 - d. Any record of disturbances of neighbors, destruction of private or public property by the applicant and/or family.
 - e. Any balance due a previous housing provider of a private or public property by the applicant and/or family.
 - f. Any record of disruptive or dangerous behavior.
 - g. Any unsanitary or hazardous housekeeping.

You will not be entitled to a co-signer if any of the above exist.

No previous rental history, which includes renting from parents or guardians will require a co-signer, unless all of the following conditions are met: 1) At least 18 years of age 2) Four years of continuous full time employment and 3) no adverse credit.

4. **CURRENT DRUG OR ALCOHOL ABUSE:** Any current or illegal use of a controlled substance as defined under Virginia and/or federal law will be grounds for the rejection of your application. Any evidence of alcohol abuse which manifests itself and results in conduct that poses a clear and present threat of substantial harm to health or safety of others or to the dwelling itself, will be grounds for rejection of your application.
5. **ADVERSE CRIMINAL HISTORY:** Any prior record of criminal convictions involving harm to persons or property which evidences a clear and present threat to the health and safety of others or the dwelling itself, will be grounds for rejection of your application.
6. **MISREPRESENTATION:** The information given on the application must be correct and truthful. Any willful misrepresentation by the applicant in the application procedure for the apartment/ house will be grounds for rejection of your application and termination of lease agreement.
7. **OCCUPANCY STANDARDS:** You will be allowed two (2) persons per bedroom in the apartment/house unless local building code guidelines provide otherwise or unless the configuration of ore size of bedroom on the apartment/house, in the opinion of the management, justifies a different occupancy limit for a particular apartment/house.

All individuals who seek to reside in our apartment communities and housing must qualify individually in accordance with this criteria. If it is determined that any individual who is expected to reside in the apartment/house falls within any one of the preceding categories, Oglesby Management Group, Inc. expressly reserves the right to deny such persons or its family or household members admission and occupancy. Before that determination is made, however, consideration shall be given to any favorable changes.

8. **NONDISCRIMINATION:** The management agent adheres to all Federal, State, and Local fair housing laws, and other housing laws both federal and state, which forbids discrimination based on race, color, creed, sex, religion, handicap, familiar status, elderliness, or national origin.
9. **INCOME/DEBT RATIO:** The amount of the monthly rent can not exceed 37% of the total monthly income. The amount of the applicants total monthly debts (including rent) cannot exceed 47% of the total monthly income. Ownership of real property will increase the allowable debt to income ratio.

I/We understand that any persons who will reside in the apartment/home located at _____ (Community) who are 18 years or older, must complete a rental application and must sign the lease if or when the lease agreement is executed. Only those under 18 years of age may be listed occupants on the lease.

Upon execution of a lease, this document will be part of said lease agreement.

Signature

Date

Signature

Date

Should you have any questions about our Tenant Selection Criteria, or any question about the selection process, please do not hesitate to ask the Property Manager or rental agent who will be pleased to assist you. Thank you for your interest in Oglesby Management Group, Inc.