



Apartment Information					
Apt #	Apt Type	Transaction #	Leasing Agent	Source	
Applicant Information					
Name		Date of Birth	Social Security #		
Driver's License #		Home #	Work #		
Work Information					
Employer Name		Date Started	Monthly Salary \$		
Employer Address					
Occupation					
Supervisor's Name		Supervisor's Phone #			
Residence History					
Present Address					
Date In	Date Out	Monthly Payment \$			
Owner / Manager		Owner / Manager Phone #			
Previous Address					
Date In	Date Out	Monthly Payment \$			
Owner / Manager		Owner / Manager Phone #			
Automobile Information					
Make		Year / Model	Color		
Pets?					
Type of Animal					
Proposed Residents					
Name		Age	Name		Age
Name		Age	Name		Age
Emergency Contact					
Name / Relationship		Address		Phone #	
Name / Relationship		Address		Phone #	
Indigo Real Estate, Inc. reserves the right not to lease to any individual who has been evicted, 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 terrorist. To determine applicant's eligibility, please answer the following questions:					
Have you ever been evicted or asked to move out?		Yes _____	No _____	Are you currently in open bankruptcy proceedings?	
				Yes _____	No _____
Have you ever been sued for non-payment of rent or for damage to a rental property?		Yes _____	No _____	Are you or anyone who will be residing in the unit required to register as a sex offender?	
				Yes _____	No _____
Have you ever been convicted of a criminal offense?		Yes _____	No _____		
Please list all offenses excluding traffic offenses, attach separate sheet if necessary					
Non-refundable Processing Fee \$			Check / Money Order #		

Applicant understands that he/she/we/ acquires no rights in an apartment until a holding deposit in the amount of \$_____ has been paid. Applicant requests landlord to hold Apt #_____ 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 applicant chooses not to occupy the unit being held, applicant forfeits the holding deposit and no portion of it shall be returned.

Applicant represents all above information to be true and accurate and understands that Landlord will rely upon said information when accepting this application. Applicant hereby authorizes the Landlord and his employees and agents to verify said information and make independent investigations to determine applicant's credit, financial, and character standing. Applicant hereby releases landlord, His employees and agents, and any firm or person supplying them with information from any liability whatsoever concerning the release or use of this information and will hold them all harmless from any suit or reprisal whatsoever. All holders of any such information are hereby authorized to release any and all such information they may have concerning the applicant. If accepted, this application becomes a part of the Rental Agreement. Any mis-statements of facts in this application will at Landlord's option, result in disqualification of your application and/or rental agreement.

• Applicant Signature _____ • Date _____

• Landlord Signature _____ • Title _____ • Date _____



Barkley Ridge Standard Rental Criteria

Availability

Applications for apartment homes will be accepted on a first come first served basis and subject to the availability of apartment type requested. Rental rates are subject to change without notice.

Rental Application

An Application to Rent must be completed for each legal adult prospective resident who will be living in the apartment and/or contributing to the payment of the rent. Any false information will constitute grounds for rejection of an application. There is a non-refundable application fee of **\$35** for each applicant over the age of 18.

Credit History

All applicant and co-signers must give consent to verify credit. The consumer credit report contains information about the applicant's credit experience, such as bill-payment history, the number and type of accounts held by the applicant, late payments, collection actions, outstanding debt, and the age of accounts. Based upon the credit score, the application will be accepted, rejected or accepted with conditions. If the application is rejected or is accepted with conditions, the applicant will be given the name, address and telephone numbers of the consumer reporting agencies, which provided the consumer information.

Criminal Background Search

Grounds for rejection of an applicant or occupant may include, but are not limited to, any felony conviction or arrest record. We also do not lease to applicants with certain misdemeanor arrests and convictions. Verification will be through public records. A list of specific grounds for denial is available upon request.

Guarantors

In the event a guarantor is required, he/she must complete a Rental Application and meet all qualifying standards. A guarantor will be fully responsible for the Lease Agreement if the occupying resident(s) default.

Roommates

Each person must complete a Rental Application and will jointly qualify for the apartment. Each person is fully responsible for the entire rental payment and each must execute the Lease Rental Agreement.

Occupancy Standards

Two people per bedroom, plus one additional person in an apartment home.



Barkley Ridge Affordable Housing Criteria

Barkley Ridge participates in the LIHTC (Low Income Housing Tax Credit) program that allows us to provide quality living at affordable rates to those that qualify. This program is for people and families whose household income falls within certain ranges based on 60 percent of the national median.

2008 Maximum Household income for all Tax Credit and Bond Financed Properties

(Required to Qualify Residents)

1	2	3	4	5	6	7	8
\$34,200	\$39,060	\$43,980	\$48,840	\$52,740	\$56,6400	\$60,540	\$64,440

Income Qualification

Identification:

Identification for all persons residing in the household will be required. This includes birth certificates and proof of physical custody for any persons under the age of 18.

Income:

All sources of income must be disclosed. This includes full and part-time employment, child support, alimony, social security, pensions, retirements, savings interest, dividends, etc.

Employment:

A verification form must be completed by the employer and returned to the community.

Self-Employment:

Tax returns (including Schedule C) for a minimum of the past two years are required. Additional information may be required such as business statements/projection schedules verified and signed by an independent source. Generally, if the net business income for the past two years has shown an increase, the same percentage of increase will be assumed for the upcoming year.

Other Income:

Documentation of all income received from child support, alimony, investments, pensions, savings accounts, etc., must be submitted with application. Anticipated income for all unemployed applicants must also be included.

Student Status:

The household may not be occupied in itself entirety by students, regardless of whether the applicants are working full-time. Please ask a leasing consultant for details to the exceptions to this rule.

Credit History:

All applicants will have a credit report run. Standard deposits or denials are based on credit. Bankruptcies must be discharged and proof of discharged with a list of included debts must be submitted with application.

Application Process:

Please complete the application, providing all the information described above and submit it to the rental office along with a deposit of at least \$100.00 (applied to your security deposit, see application for refund policy) plus application fee(s). NO CASH will be accepted.

