

Rental Application for Residents and Occupants

*Each co-applicant and each occupant 18 years old and over must submit a separate application.
Spouses may submit a single application.*



Date when filled out: _____

ABOUT YOU Full name (exactly as on driver's license or govt. ID card) _____

Your street address (as shown on your driver's license or government ID card): _____

Driver's license # and state: _____
OR govt. photo ID card #: _____

Former last names (maiden and married): _____

Your Social Security #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Marital Status: single married divorced widowed separated

Are you a U.S. citizen? Yes No Do you or any occupant smoke? yes no

Will you or any occupant have an animal? yes no

Kind, weight, breed, age: _____

Current home address (where you now live): _____

City/State/Zip: _____

Home/cell phone: (____) _____ Current rent: \$ _____

Email address: _____

Name of apartment where you now live: _____

Current owner or manager's name: _____

Their phone: _____ Date moved in: _____

Why are you leaving your current residence? _____

Your previous home address: _____

City/State/Zip: _____

Apartment name: _____

Name of above owner or manager: _____

Their phone: _____ Previous monthly rent: \$ _____

Date you moved in: _____ Date you moved out: _____

YOUR WORK Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Your gross annual income is over: \$ _____

Date you began this job: _____

Supervisor's name and phone: _____

Previous employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Gross annual income was over: \$ _____

Dates you began and ended this job: _____

Previous supervisor's name and phone: _____

YOUR CREDIT HISTORY Your bank's name, city, state: _____

List major credit cards: _____

Other non-work income you want considered. Please explain: _____

Past credit problems you want to explain. (Use separate page.)

WHY YOU APPLIED HERE Were you referred? Yes No.
If yes, by whom:

Name of locator or rental agency: _____

Name of individual locator or agent: _____

Name of friend or other person: _____

Did you find us on your own? Yes No *If yes, fill in information below:*

On the Internet Stopped by Newspaper (name): _____

Rental publication: _____

Other: _____

YOUR RENTAL/CRIMINAL HISTORY Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. *You represent the answer is "no" to any item not checked above.*

YOUR SPOUSE Full name: _____

Former last names (maiden and married): _____

Spouse's Social Security #: _____

Driver's license # and state: _____
OR govt. photo ID card #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Are you a U.S. citizen? Yes No

Present employer: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross annual income is over: \$ _____

Supervisor's name and phone: _____

OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card # and state: _____

Birthdate: _____ Social Security #: _____

YOUR VEHICLES List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

Make and color of vehicle: _____

Year: _____ License #: _____ State: _____

EMERGENCY Emergency contact person over 18, who will not be living with you:

Name: _____

Address: _____

City/State/Zip: _____

Work phone: (____) _____ Home phone: (____) _____

Relationship: _____

AUTHORIZATION I or we authorize (owner's name) _____

Azure State Bridge LLC

to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's signature _____

Spouse's signature _____

Applicant must also sign on the next page of this Application.

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The National Apartment Association Lease Contract to be used must be the latest version published by the association unless an earlier version is initiated by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract _____
_____ ;
- Name of Owner/Lessor **Azure State Bridge LLC** _____
_____ ;
- Property name and type of dwelling (bedrooms and baths) **Azure State Bridge LLC** _____ ;
- Complete street address **Cameron Bridge Way** _____
City/State/Zip **Johns Creek, GA 30022** _____ ;
- Names of all other occupants not signing Lease Contract (persons under age 18, relatives, friends, etc.) _____
_____ ;
- Total number of residents and occupants _____ ;
- Beginning date and ending date of Lease Contract _____
_____ ;
- Total security deposit \$ _____ ; Animal deposit \$ **100.00** _____ ;
- Other fees \$ _____ ;
- Total monthly rent for dwelling unit \$ _____ ;
- Rent to be paid at (check one) on-site manager's office or at **Drop box at office** _____ ;

- Prorated rent for: first month or second month \$ _____ ;
- Monthly rental due date _____ ;
- Late charges due if rent is not paid on or before the **3rd** _____ ;
- Initial late charge \$ _____ ; Daily late charge \$ **0.00** _____ ;
- Returned-check charge \$ **35.00** _____ ;
- (Check one): furnished or unfurnished;
- Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master TV antenna;
- You are (check one): required to purchase personal liability insurance or not required to purchase personal liability insurance;
- Agreed reletting charge \$ _____ ;
- Special provisions regarding parking, storage, etc.: (see attached page if necessary): _____

Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. **Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
3. **Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
4. **Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. **If You Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
7. **If You Withdraw Before Approval.** You and any co-applicant may not withdraw your application or the application deposit. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.

8. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
9. **Nonapproval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
10. **Refund after Nonapproval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
11. **Extension of Deadlines.** If the deadline for signing, approving, or re-funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. **Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
13. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
14. **Receipt.** Application fee (nonrefundable): \$ **99.00**
Application deposit (may or may not be refundable): \$ _____
Other move-in fees (may or may not be refundable): \$ _____
Total of above application fee and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____
15. **Signature.** Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information may be a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)
 Doctor's name: _____ Doctor's phone: (_____) _____
 Important medical information about you in an emergency: _____

Applicant's Signature: _____ **Date:** _____
Signature of Spouse: _____ **Date:** _____
Signature of Owner's Representative: _____ **Date:** _____

FOR OFFICE USE ONLY	
1. Apt. name or dwelling address (street, city) Azure State Bridge LLC _____	Unit # or type: _____
2. Person accepting application: _____	Phone: (_____) _____
3. Person processing application: _____	Phone: (_____) _____
4. Date that applicant or co-applicant was notified by <input type="checkbox"/> telephone, <input type="checkbox"/> letter, or <input type="checkbox"/> in person of <input type="checkbox"/> acceptance or <input type="checkbox"/> nonacceptance: _____ (Deadline for applicant and all co-applicants to sign lease is three days after notification in person or by telephone, five days if by mail.)	
5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____	
6. Name of owner's representative who notified above person(s): _____	



A L A R A
State Bridge

Leasing Criteria

EQUAL AND FAIR HOUSING: We do not discriminate on the basis of race, color, religion, sex, disability, familial status, or national origin. Furthermore, grab bars will be installed upon the request of a disabled resident or a disabled prospective resident.

AVAILABILITY: Applicants for apartment homes will be accepted on a first come, first serve basis and are subject to the availability of the apartment floor plan requested.

RENTAL APPLICATIONS: Rental applications must be completed by each applicant (defined as all residents to be identified in the lease as the person or persons responsible for paying the rent) eighteen (18) years or older that is to reside in the apartment. Any omissions or falsifications may result in rejection of an application or termination of a lease. A driver's license or other state or federally issued photo I.D. will be required for identification prior to showing an apartment home. This I.D. will be kept in a secure location in the rental office and returned once the apartment tour is completed. All applicants must be a minimum age of eighteen (18) years of age.

QUALIFYING CRITERIA: In approving an applicant for residency, the following criteria must be met:

RENTAL HISTORY: Two (2) years of verifiable history on current and/or previous addresses. Applicant must provide a lease and rental receipts if rental is or was from a private owner. An applicant may not have any unresolved debts to a current or previous landlord/mortgagor. The latter will result in automatic rejection. The following will be cause for rejection as a result of information gathered from prior landlords: repeated disturbance of neighbor's peace; reports of unsavory or illegal activity (drugs, gambling, etc.); damage beyond normal wear and tear; reports of violence or threats to neighbors or landlord; allowing persons not on lease to reside in apartment; failure to give proper notice before moving; failure to make timely and correct rental payments.

EMPLOYMENT: Each applicant must have verifiable current employment and two (2) years employment history or a verifiable source of income. Full-time students may require a co-signer, proof of enrollment or graduation. Self-employed individuals must provide a financial statement from a CPA or previous year's tax return.

INCOME: Gross income per individual or married couple must be three (3) times the amount of market rent. Roommates must qualify individually and are required to make two and a half (2.5) times the amount of market rent. If not verifiable by their employer, RAM will require a copy of the previous year's tax return filed with the IRS or the past six (6) months of paycheck stubs or bank statements. Fixed monthly obligations must not exceed 60% of income.

ROOMMATES: Each roommate must qualify individually at a minimum of two and a half (2.5) times the apartment's market rent. Each roommate will be responsible for the entire rental payment and each must execute the lease agreement. No partial or split payments will be accepted.

CREDIT: Each applicant's credit report will be processed. All accounts must be in good standing with all creditors. At least one rating of I-1 or R-1 must be verified. No more than two ratings of I-1 through I-5 will be acceptable (with zero past due balance). Any rating of I-6 or above will result in automatic rejection. Any collection or judgment must have a zero balance. In the course of bankruptcy, all adverse credit ratings must be included, the bankruptcy must be resolved (more than twelve months ago) and at least one I-1/R-1 must have subsequently been established. The foregoing objective information will be input into our point system, which will determine whether or not approval will be granted. All applicants must score above the established level to be approved.

CRIMINAL: Any application will be declined with an applicant(s) showing the following criminal history:
Any Felony Convictions (time limit 10 years from the disposition date)
Any Terrorism Related Convictions (time limit 10 years from the disposition date)
Any Prostitution Related Convictions (time limit 10 years from the disposition date)
Any Sex Related Convictions (no time limit)
Any Misdemeanor crimes against Person (time limit 10 years from the disposition date)
Any of the above related charges resulting in "Adjudication Withheld" and/or "Deferred Adjudication - Felonies only Active Status on Probation or Parole Resulting from Any of the Above

OCCUPANCY: No more than two occupants per bedroom in each floor plan.

APPLICATION FEE: A non-refundable \$ 75.00 application fee will be submitted by applicant(s).

SECURITY DEPOSIT: A good faith deposit of \$ 300.00 will be submitted along with the rental application(s) to reserve an available apartment home. Applicant(s) have 48 hours to cancel their application(s) in writing and receive a full refund of their good faith deposit. Applications(s) may take longer than 48 hours to verify based on the information provided by the applicant(s). Therefore an applicant's 48 hours written cancellation policy is not contingent upon the applicant's application being approved. If an applicant's application is denied, based on an applicant not meeting RAM's leasing criteria, RAM will refund, in full, the \$ 300.00 good faith deposit within 30 days from the date of denial. Once the application has been approved, \$ 100.00 of the good faith deposit is applied towards the apartment's security deposit, \$200.00 is applied toward the apartment's administrative fee. The security deposit of \$ 100.00 is refundable, providing all provisions of the lease agreement are met upon date of move out.

RENTAL PAYMENTS: Rent is due on the 1st day of each and every calendar month and late thereafter. There is a service charge, in the amount of 10 % of your lease's market rental rate, **for any rent paid after the 3rd day of each calendar month. No partial payments and only one check per apartment, for the full rental amount due** will be accepted. Checks, cashier's checks or money orders are the requested forms of payment. All returned checks, will be assessed a NSF fee of \$30.00 or 5% of the checks value whichever is greater, in addition to the 10 % service charge. After one (1) NSF is tendered, lessee(s) will be on a money order or cashier's check basis, for the rest of their lease term.

GRILLS: The use of a charcoal or a gas grill is strictly prohibited at all times. There are designated grilling areas located on the property.

VEHICLES: Two vehicles will be permitted per apartment home. Boats, trailers, commercial vans and/or trucks, campers and motorcycles will not be permitted on the property at any time, without management's prior written approval. All vehicles must be registered with management prior to move in and have property registration tags displayed in vehicle at all times. Newly purchased vehicles must be registered with management within ten (10) days of purchase. One guest tag per apartment will be issued for visitors. Any unauthorized vehicles will be towed at the owner's expense.

WATER ITEMS: Waterbeds and aquariums are only permitted with management's written approval. RAM requires proof and verification of renter's insurance specifically outlining coverage for these items. This proof of renter's insurance coverage will be required prior to signing your lease agreement.

PETS: Pets are prohibited, except within the restrictions of the community and with management's written approval. Applicant may have no more than two pets. The weight limit is not exceeding 50lbs in weight per pet and the pet must be fully grown, no puppies. Aggressive breeds such as Pit Bulls, Rottweilers, Chows and Doberman Pinschers are not permitted on the property.

I/We have read and agree to the above criteria from which my/our application(s) will be approved.

Applicant

Dated

Applicant

Dated

Applicant

Dated

Applicant

Dated



One Overton Park
3625 Cumberland Blvd – Suite 440 – Atlanta, GA 30339

The following *convictions* reported on the criminal background checklist will result in automatic denial of your application:

- Any Felony Convictions (time limit 10 years from the disposition date)
- Any Terrorism-related Convictions (time limit 10 years from the disposition date)
- Any Prostitution-related Convictions (time limit 10 years from the disposition date)
- Any Sex-related Convictions (no time limit)
- Any Misdemeanor Crimes against person (time limit 10 years from the disposition date)
- Any of the above-related charges resulting in “Adjudication Withheld” and / or “Deferred Adjudication” – Felonies only.
- Active Status on probation or parole resulting from ANY of the Above.
- Any of the above-related charges and / or warrants showing as pending and / or awaiting a disposition.

Management makes every reasonable effort to attempt to verify each applicant’s criminal background history with information provided by applicant. Management cannot guarantee all background checks will disclose all potential criminal history. Therefore, management may not be held liable for information not discovered during investigation.

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date

Management Signature Date

