



### Rental Application

Application fee - \$25 per application & \$40 for application & one co-applicant – non-refundable

Phone: 317-574-4553 - Fax: 317-574-4559 [www.spmindy.com](http://www.spmindy.com)

Address of Home Desired \_\_\_\_\_ Requested Move-in Date \_\_\_\_\_

#### Tenant Information:

Name \_\_\_\_\_ Social Security Number \_\_\_\_\_

First Middle Last

Current Phone Number ( ) - Type of # \_\_\_\_\_

Additional Phone Number ( ) - Type of # \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License Number \_\_\_\_\_

Current Address \_\_\_\_\_ Zip code \_\_\_\_\_

Name of Apartment Complex (if applicable) \_\_\_\_\_

How Long? \_\_\_\_\_ Rent Amount? \_\_\_\_\_ Why are you moving? \_\_\_\_\_

Landlord's Name \_\_\_\_\_ Landlord's Phone Number \_\_\_\_\_

Is Landlord a Friend or Relative? Yes No (circle One)

\*1st Prior Address \_\_\_\_\_ Zip Code \_\_\_\_\_ What Year? \_\_\_\_\_

Landlords Name: \_\_\_\_\_ Landlords Phone# \_\_\_\_\_

Name of Apartment Complex (if applicable) \_\_\_\_\_

\*2nd Prior Address \_\_\_\_\_ Zip Code \_\_\_\_\_ What Year? \_\_\_\_\_

Landlords Name: \_\_\_\_\_ Landlords Phone# \_\_\_\_\_

Name of Apartment Complex (if applicable) \_\_\_\_\_

- Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any felony, sexual offense, or any drug-related criminal offense? Yes or No (circle one):  
If Yes, please explain \_\_\_\_\_
- Have you ever filed for Bankruptcy? \_\_\_\_\_ When was it discharged? \_\_\_\_\_
- Have you ever been evicted? \_\_\_\_\_ When? \_\_\_\_\_ Why? \_\_\_\_\_
- Any Judgments from unpaid rent/utilities? \_\_\_\_\_ If yes, have you made payment Arrangements? \_\_\_\_\_

#### Employment Information:



Employer \_\_\_\_\_ Employer's Phone Number ( \_\_\_\_\_ ) \_\_\_\_\_

Address \_\_\_\_\_ Zip Code \_\_\_\_\_

Position with Company \_\_\_\_\_ How Long Employed? \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Monthly Income \_\_\_\_\_

2<sup>nd</sup> Job Name: \_\_\_\_\_ 2<sup>nd</sup> Job Phone: \_\_\_\_\_

Do you or any member of your household receive Social Security or other Income? \_\_\_\_\_

(Such as child support, Food stamps, Tanif , WIC, Disability, Pensions, unemployment or Student Stipend.)

What? \_\_\_\_\_ Monthly Amount \_\_\_\_\_

What? \_\_\_\_\_ Monthly Amount \_\_\_\_\_

Comments: \_\_\_\_\_

Any Additional Information you wish to share that is applicable to your rental application? \_\_\_\_\_

**List all others to Occupy Home/Apartment:**

NAMES	SOCIAL SECURITY #	DATE OF BIRTH	RELATIONSHIP
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Pets: Type of Animal(s) \_\_\_\_\_ Number of Animals \_\_\_\_\_

Description and Weight \_\_\_\_\_

How were you referred to us? ( ) Yard Sign ( ) Newspaper Ad ( ) www.spmindy.com ( ) Craig's List ( ) Rentalhouses.com or Rentals.com ( ) Friend-Name \_\_\_\_\_ ( ) Other \_\_\_\_\_

**Overall Resident Selection Standards**

- **Fair Housing:** SPM & AVA does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin or any other class protected by applicable law.
- **Occupancy Standards:** No more than two people per bedroom may occupy the apartment, unless there are special circumstances approved by Landlord. Infants up to twenty-four (24) months old are not considered for occupancy purposes.
- **Identification:** All visitors / applicants must present a valid driver's license or other U.S. or state-government issued photo identification in order to view the community/complete an application. Non-U.S. citizens must present a valid passport or valid visa.



I have read the foregoing, certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application on my behalf. By signing this application, I authorize Landlord or agent for Landlord to verify any information contained herein. Any "yes" response to the personal and criminal history questions above, or any false statement on the application, will lead to the rejection of my application and/or immediate termination of my lease. Further, if I subsequently am involved in conduct which would result in a "yes" response to any of the questions set forth above (even after I sign the lease and take possession of the apartment home), I understand that Landlord may terminate the Lease.

**Consent to Consumer Report and Background Check**

- I authorize Silver Property Management (SPM) and AVA Management (AVA) or its agent, attorney or assign to order and review one or more consumer reports relating to me (including, but not limited to, credit history, rental history (including with other properties owned by property owners affiliated with Landlord), and criminal history). I further authorize SPM & AVA, its agent, attorney or assign to order or prepare, and review, investigative consumer reports relating to me. I understand and authorize SPM & AVA, its agent, attorney or assign to continue to obtain or prepare consumer reports and investigative consumer reports on me both during the duration of any lease or agreement I may enter into as a result of this application and at any time thereafter, including for the purposes of collection of amounts I may owe under any lease or other agreement. I further authorize and direct all employers, financial institutions, banks, creditors, residential managers/landlords to release any and all information relating to me to SPM and AVA or its agent, attorney or assign. I acknowledge that I have received a summary of my rights under the Fair Credit Reporting Act.
- I further understand and authorize SPM & AVA to obtain and use consumer report information relating to me (including, but not limited to, a credit score) for the purpose of conducting research into statistical credit models and evaluating the performance of various scoring models and sources of consumer reporting information, including, but not limited to, criminal conviction and skip tracing/eviction databases.

Tenant #1 Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Tenant #2 Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

**Application Standards and Process**

- Application for Residency: An Application for Residency must be completed for each applicant who will be living in the apartment/home and who has reached the age of 18 or older. Application fees, if applicable, will be collected before an application can be processed and are not refundable for any reason
- Investigations Standards: Landlord (or its designates) may conduct an investigation of applicant, including thorough personal interviews with applicant's current and/or prior landlord(s), employer(s), and/or others with whom applicant is acquainted. These inquiries may include information regarding applicant's character, general reputation, personal characteristics, mode of living, credit report, and criminal background. Landlord will attach a summary of applicant's rights under the Fair Credit Reporting Act to applicant's application.
- Income History: Applicants must have a net income source that can be verified and meets the minimum income requirements for the apartment/home being leased which are determined by multiplying the monthly rent by a specified factor of months as determined by the community. Applicants may be required to provide income verification, including a pay stub, a letter from an employer, the most recent W2, the most recent tax return and/or certified verification from company accountant or bank. In instances where sufficient income requirements cannot be met, this community may elect to accept pre-paid rent or a guarantor. In instances where sufficient income requirements cannot be met based on the applicant's qualified disability, the community must accept pre-paid rent or a guarantor if requested by the applicant.
- Credit History: SPM & AVA may investigate and verify credit history. Landlord evaluates credit history information with a method that weighs the indicators of future rent payment performance, but Landlord retains the right to reject an application no matter an applicant's ultimate outcome. An unsatisfactory credit report can disqualify an applicant from renting an apartment, including one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report but not be told the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application.
- Criminal History: Applicants, occupants and guarantors will not be accepted if they do not satisfy the criminal history inquiries required by or background investigation allowed by the residency application. However, Landlord does not guarantee or represent those residents and/or occupants currently residing at the community/home qualify under the criminal background criteria required by the residency application. SPM/AVA maintains a strict policy prohibiting registered sex offenders from residing within our communities. This community reserves the right to investigate lists of registered sex offenders in any manner including online, in newspapers or by contacting state agencies.
- Rental History: Information regarding payment and rental history of each applicant will be collected to verify tenancy. Employment History: SPM & AVA may confirm employment and reported salary level.
- Guarantor(s): In the event that a co-signer is required he/she must complete an Application for Residency and meet all Resident Selection Criteria. A guarantor will be fully responsible for the rent obligations of the Lease Agreement if the occupying resident(s) default.

