

**APARTMENT APPLICATION FOR CANNON PROPERTIES INC.
ALL INFORMATION MUST BE COMPLETE IN ORDER TO BEGIN PROCESSING**

Apartment Building _____ Apt. _____ Size _____ Move-in Date _____
 Rental Amount \$ _____ Security Deposit \$ _____ Inspection/Use Fee \$ _____
 Application Dep. \$ _____ Sec. Dep. \$ _____ Date _____ Add'l Dep. (Due w/in two weeks) \$ _____ Date _____

Applicant #1

Name _____ Phone # _____
 Social Security Number _____ Date of Birth _____
Present Address _____ City _____ State _____ Zip _____
 How long at present address? _____ Rent _____ Own _____ Live with Parents _____ Other _____ **Monthly Payment/Rent \$** _____
 Name of present Landlord/Owner/Agent _____ Phone # _____
Previous Address _____ City _____ State _____ Zip _____
 How long at previous address? _____ Rent _____ Own _____ Live with Parents _____ Other _____ **Monthly Payment/Rent \$** _____
 Name of previous Landlord/Owner/Agent _____ Phone # _____
Present Employer _____ Supervisor _____ Phone # _____
 Address of employment _____ City _____ State _____ Zip _____
 How long employed? _____ Position held _____ **Gross Monthly Salary \$** _____

Applicant #2

Name _____ Phone # _____
 Social Security Number _____ Date of Birth _____
Present Address _____ City _____ State _____ Zip _____
 How long at present address? _____ Rent _____ Own _____ Live with Parents _____ Other _____ **Monthly Payment/Rent \$** _____
 Name of present Landlord/Owner/Agent _____ Phone # _____
Previous Address _____ City _____ State _____ Zip _____
 How long at previous address? _____ Rent _____ Own _____ Live with Parents _____ Other _____ **Monthly Payment/Rent \$** _____
 Name of previous Landlord/Owner/Agent _____ Phone # _____
Present Employer _____ Supervisor _____ State _____ Zip _____
 Address of employment _____ City _____ State _____ Zip _____
 How long employed? _____ Position held _____ **Gross Monthly Salary \$** _____

Additional Sources of Income: List any additional source(s) of household income you wish us to consider:
 _____ \$ _____ per _____

Please list additional persons occupying apartment (who are not named on lease)

Name _____ Relationship _____ Date of Birth _____
 Name _____ Relationship _____ Date of Birth _____
 Name _____ Relationship _____ Date of Birth _____

Person to contact in case of emergency:

Name _____ Relationship _____ Telephone No _____

Vehicles

How many automobiles will you have? _____ (Note: Maximum of 2 vehicles permitted per apartment)
 Make/Model _____ Color _____ License _____ State _____
 Make/Model _____ Color _____ License _____ State _____

Pet Policy

Do you have a cat or a bird?(Circle) Yes No If you have a cat: Age _____ Name _____
 Cannon Properties Inc. welcomes one cat with the following restrictions strictly enforces. Cat must be de-clawed and neutered with written verification provided by a veterinarian. If you have a cat or bird, **You must carry Renters' Insurance.**

A PET DEPOSIT OF \$300 FOR A CAT/\$100 FOR A BIRD IS REQUIRED AT MOVE-IN. THE PET DEPOSIT IS FULLY REFUNDABLE AS LONG AS MANAGEMENT DETERMINES THERE IS NO PET DAMAGE TO THE APARTMENT UPON MOVEOUT.

Fish are allowed at no additional cost but **you must carry Renters Insurance to protect in case of a leak in your fish tank.**

Note: Per Federal Fair Housing Law, Service Animals are not considered "pets"; therefore, with proof of certification, the Pet Policy does not apply.

Have you ever been evicted? (Circle) Yes No
 Have you ever been arrested or convicted of a crime? (Circle) No Yes Explain: _____

We learned of these apartments through:

Newspaper Ad _____ Signs _____ Riding By _____ Web Site _____ Friends _____ Previous Tenant _____ Current Tenant _____
If you were referred by a current tenant, please list name of tenant _____ Building _____

A non-refundable credit application fee of \$40 (additional \$20.00 per each additional applicant) is paid with the clear understanding that the applicant (and each additional applicant) is subject to acceptance and approval by Cannon Properties, Inc. **The application fee is used to cover the cost incurred in investigating the acceptability of this application and is non-refundable.**

This Application must also be accompanied with an advance partial security deposit of \$100.00 in order that Cannon Properties, Inc. hold the specific apartment selected. In the event that the Application is not accepted by Cannon Properties, Inc., this application deposit (but not the credit application fee) will be refunded to the Applicant(s).

Within two weeks following acceptance by Cannon Properties, Inc. of Applicant(s) for a specified apartment, the balance of the security deposit will be due. (Total advance deposit to equal one month's rent).

IT IS MUTUALLY UNDERSTOOD THAT IN THE EVENT OF APPLICANT'S CANCELLATION (EXCEPT IF CANCELED WITHIN THE FIRST 24 HOURS) OR REFUSAL TO ENTER INTO A LEASE AGREEMENT WITH THE OWNER, APPLICANT AGREES TO FORFEIT ANY AND ALL DEPOSIT MONIES PROVIDED AS LIQUIDATED DAMAGES FOR EXPENSES INCURRED IN HOLDING THE APARTMENT.

I certify that the information provided on this application is true. If statements or representations made on this application are found to be materially misleading, incorrect or untrue, Cannon Properties, Inc. shall be entitled to terminate this application. I hereby authorize Cannon Properties, Inc. to obtain and verify my credit information for the purpose of determining whether or not to enter into a Lease Agreement.

I understand that should I lease an apartment, Cannon Properties, Inc. shall have a continuing right to review my Lease Application, credit information, payment and occupancy history for the purpose of account review or collection and for improving application screening methods.

I have received, read and understand the attached Application Criteria and I agree to provide the appropriate information, income verification, proof of identity and/or any other documentation within 24 hours in order to assist in the timely processing of my application.

I understand that by signing below, I am agreeing to the terms and conditions set forth in this Application Agreement.

Signature (s) of Applicant #1 _____ #2 _____

Date _____ **(Copy of Driver's License/ Photo ID and pay stub must accompany application)**

Application Criteria for Cannon Properties Inc.

Equal Housing

We operate in accordance with the Federal Fair Housing Act as well as all state and local laws. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, marital status, ancestry, sexual or affectional orientation, handicap, disability or any other basis protected by applicable state or local fair housing laws.

Fair Credit Reporting Act - Pre-Notification

We will acquire the following on all applicants:

1. A credit/performance report from a reputable credit reporting agency of our choice
2. A criminal background check
3. A fugitive check
4. Verification of employment

Any information which we receive with regard to the above will be utilized to evaluate the Applicant for rental or upon termination of lease for purposes of collection of any balance due which may remain on Applicant's account and for no other purpose.

Application

Applicant must be 21 years of age or older. **Applications are to be completed in full.** Applications containing untrue, incorrect or misleading information will be denied. The non-refundable credit application fee is \$40.00 (additional \$20.00 per each addition applicant).

The following **MUST** accompany ALL applications:

1. Verification of applicant's identification by means of: any state or federally issued photo identification such as military identification, driver's license or passport.
2. If Applicant is not a citizen of the United States, a valid green card with at least two years remaining prior to its expiration will be required.
3. Copy of pay stub for each applicant

All applications will be evaluated based on the FICO (or its equivalent) credit scoring system. A score of 600 or better will be required with no negative credit within the last three years. Such credit scoring is based on real data and statistics and treats all applicants objectively, since each application is scored statistically in exactly the same manner.

Applicants' gross income (less car payments, if any) must be equal to a minimum of 1/3 of proposed monthly rental.

Co-Signers

Application which require a co-signer are scored the same as other applications, but are held to a more stringent pre-established screening standard since Co-Signers are responsible for the rent on this apartment as well as their own place of residence.

Payment Responsibility

Each Leaseholder or Co-Signer is jointly and severally (fully) responsible for the entire rental payment and must sign the Lease Agreement. Management will not refund any part of the security deposit until all occupants have vacated the apartment.

Felony Convictions

Applicants convicted of a felony (i.e. assault, robbery, drugs, sexual abuse or any violent crime) or who are on the fugitive registry will not be approved for residency.

Evictions

Applicants with a previous eviction will not be approved for residency.

Occupancy Guidelines

One Bedroom - Two (2) occupants
Two Bedroom - Four (4) occupants

Lease Signings

Lease signings are done by appointment and all parties signing the lease must do so in person.