



RENTAL APPLICATION

2770 Pine Knoll Drive
Auburn Hills, MI 48326
theedge@campusvillage.com
P: (248) 370-0280 F: (248) 370-0931

Name: (FIRST) (LAST) Cell #: (TELEPHONE)

Current Local Address: (STREET ADDRESS) (CITY) (STATE) (ZIP)

Permanent Address: (STREET ADDRESS) (CITY) (STATE) (ZIP)

Current Landlord: (NAME) Telephone: (TELEPHONE)

Current Employer: (NAME) Telephone: (TELEPHONE)

Occupation: Current Salary: Employment: Not Applicable

Social Security Number: -- -- Date of Birth: / / 19

Email Address: Number: State: Photo I.D. Type: DRIVER'S LICENSE STATE I.D. PASSPORT

Citizenship: United States Citizen Other Country of Citizenship* Additional Documentation Required; See Office For Details

Parent/Guardian Name: (FIRST) (LAST) Telephone: (TELEPHONE)

Address: (STREET ADDRESS) (CITY) (STATE) (ZIP)

Relationship to Applicant: Email Address:

Is the listed Parent/Guardian the Applicant's Guarantor/Guaranty of Lease Agreement Responsible Party: Yes No*

*Guarantor Name: (FIRST) (LAST) Telephone: (TELEPHONE) N/A

Covered Parking Preferred: Yes (\$20.00 per month) No Unit Preference: 1B/1B 2B/1B 2B/2B
Lease Type: Individual (Bedroom Lease) Unit Lease (Whole Unit) Roommates: Needed Determined

Rental / Criminal History: (Check only if applicable) Have you ever: Been evicted or asked to move out of a residence? 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 or sex crimes that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? Been charged, detained or arrested for a felony or sex crime that was resolved by any method?

Please indicate below the year, location and type of each felony and/or sex crime other than those resolved by dismissal or acquittal. More facts need to be discussed before making a decision; attach extra paper if necessary. You represent the answer is "no" to any item not checked.

Security Deposit, Application and Administrative Fee: Applicant intends to deposit a REFUNDABLE sum of \$250.00 (unless specified otherwise in the outline of the Summary of Rental Standards Addendum) the receipt of which is hereby acknowledged, which may be refunded in accordance with the Lease Agreement. Applicant understands that he/she is being charged a one-time NON-REFUNDABLE Application Fee of \$50.00, and a NON-REFUNDABLE annual Administrative Fee of \$100.00 (due with move-in balance for year one and annually on the anniversary begin date upon lease renewal).

I, the Undersigned Applicant, have read and agree to all provisions of this application: I HAVE READ AND FULLY UNDERSTAND THE TERMS AND CONDITIONS SET FORTH IN THIS APPLICATION. I UNDERSTAND THAT THIS APPLICATION IS A PART OF MY LEASE AGREEMENT WITH THE EDGE AT OAKLAND AND CAMPUS VILLAGE MANAGEMENT LLC, ESPECIALLY THOSE AREAS REGARDING DEPOSITS AND FEES. I HEREBY AUTHORIZE THE MANAGEMENT TO MAKE ANY NECESSARY INVESTIGATION AS TO THE INFORMATION CONTAINED IN THIS APPLICATION. I UNDERSTAND THAT THIS INVESTIGATION MAY INCLUDE, BUT NOT BE LIMITED TO, A CREDIT REPORT, VERIFICATION OF EMPLOYMENT, PAST RENTAL HISTORY, AND POLICE RECORDS. I, THEREFORE, CONSENT TO THIS INVESTIGATION, AND I CERTIFY THAT ALL STATED FACTS ARE TRUE, AND IT IS UNDERSTOOD THAT ANY MISREPRESENTATION OR OMISSION MAY BE CAUSE FOR THE MANAGEMENT AND/OR OWNERS TO REJECT THIS APPLICATION AND/OR TERMINATE MY LEASE. I HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE PERIOD OF TIME FOR A COMPLETE AND ACCURATE DISCLOSURE OF ADDITIONAL INFORMATION CONCERNING THE NATURE AND SCOPE OF THIS REPORT. I AUTHORIZE THE MANAGEMENT TO EXAMINE MY CRIMINAL RECORDS AND USE THE INFORMATION AS AN ADDITIONAL BASIS TO DETERMINE WHETHER THIS APPLICATION SHALL BE APPROVED OR DISAPPROVED.

Applicant represents that all of the above information is true and complete and authorizes the verification of same by reasonable means including check applicants credit, employment, and rental history and to answer questions pertaining to applicant's credit experience with The Edge at Oakland and its' Management Company, Campus Village Management LLC.

Signature Date

Name: _____
 (FIRST) (LAST)

Rank of Preferred Method of Contact (1-4): ___ Cell Phone ___ Email ___ Text ___ Home Phone

How did you hear about The Edge at Oakland? Personal Referral: _____ Flyer Event

Facebook Twitter Drive-by Website Other: _____

Special Apartment Needs, Special Requests or Other Considerations: _____

Pets: Yes No Limit of 2 Pets Per Unit: # of Small Dogs: _____ # of Cats: _____ N/A

* \$200.00 Non-Refundable Pet Deposit Per Pet (Unless other Management approved qualifications are met);

* Pet Fees Additional \$25.00 Per Month Per Pet; (Unless other Management approved qualifications are met);

Roommate Information: Name: _____ Telephone: (____) _____

I do not have a roommate in mind and will need roommate matching assistance (Complete Roommate Matching Assistance Below)

I do not need a roommate, as I am renting a 1-Bedroom Unit or the entire 2-Bedroom Unit and will be residing by myself

Authorized Occupant Information (List Below; Ages 0-17): I do not have any additional authorized occupants (ages 0-17)

1) Name: _____ Age Upon Application: _____

2) Name: _____ Age Upon Application: _____

Roommate Matching Assistance Information (Single Bedroom Rentals Needing Roommate Matching Assistance; Continue Below):

Co-ed Policy: Co-ed living is allowed at The Edge. Management must be made aware of your interest to reside in a co-ed apartment and it must be stated as such in your application and resident profile prior to your signing any lease documents or else an all one gender unit standard will be enforced. I PREFER TO RESIDE IN A CO-ED UNIT I PREFER NOT TO RESIDE IN A CO-ED UNIT NO PREFERENCE

I Identify My Gender As: Male Female Other: _____

School Attending at Time of Occupancy: _____ Non-Student Major: _____

Classification at Time of Occupancy: FR SO JR SR Grad Other Non-Student

Circle the indicator that most accurately describes your personality.

NEATNESS: Messy Middle of the Road Very Neat PERSONALITY: Quiet Easygoing Outgoing

FOCUS: Academically Little of Both Socially VISITORS: Never Sometimes Frequently

ACTIVITY LEVEL: Couch Potato Depends on the Day Very Active DRINK: Never Sometimes Frequently

SMOKE: Never Socially Frequently SMOKING: Bothers Me Doesn't Bother Me

PETS: I'm OK with having pets in the apartment I would prefer not to have pets in the apartment I cannot live with pets in the apartment

Describe Hobbies, Interests, Club/Organizations: _____

OPTIONAL INFORMATION (If you would not mind completing the following information, we would greatly appreciate your assistance):

I follow The Edge at Oakland on: Facebook Twitter Instagram

I would like to receive notifications via text from The Edge at Oakland (standard message rates apply): Yes No

I understand that this information can be used in the event roommate matching assistance is requested by the individual as referenced to above, and I authorize The Edge at Oakland to send me notifications via email. Additionally, I have been truthful in completing all of the aforementioned information provided.

Signature _____ Date _____

CAMPUS VILLAGE MANAGEMENT LLC

RENTAL APPLICATION PACKET & INFORMATION DISCLOSURE

When you apply for rental status with The Edge at Oakland and Campus Village Management (CVM), we will collect your personal information, as specifically requested on the Rental Application, Resident Profile and two forms of identification (as listed below) and use it for one or any of the following items:

- Confirm your identity and credit history
- Verify financial eligibility
- Investigate rental history
- Examine criminal and/or police records
- Verify employment
- Establish your eligibility for special offers, discounts and/or incentives
- Provide ongoing service

We may disclose your personal information:

- To a credit reporting agency
- When permitted or required by law
- To other business units of The Edge at Oakland and CVM to help serve you better
- To a public authority if, in our reasonable judgment, there appears to be an imminent danger which could be avoided by disclosing the information
- Your Lease Sponsor or Guarantor

Maintaining your personal identity and information is our highest priority. The personal information obtained from you is kept highly confidential and is stored in a secure, controlled environment.

Failure to provide the information requested for the aforementioned purposes, may require you to provide alternative information, as approved and specified by Management and/or the Owner. Failure to provide the information requested may also result in the non-approval of your application status, as all of the appropriate checks and approvals may not be met without the requested information.

ALONG WITH YOUR SUBMITTAL OF THE FOLLOWING DOCUMENTS:

- 1) Completed and signed RENTAL APPLICATION and RESIDENT PROFILE
- 2) Signed SUMMARY OF RENTAL STANDARDS ADDENDUM

YOU MUST ALSO INCLUDE:

United States Citizen: You are required to provide TWO (2) forms of identification, one from each of the following categories.

- 1) **CATEGORY 1:** Copy of one (1) of the following photo identifications:
 - a. Current/Valid State Identification Card
 - or**
 - b. Current/ Valid Driver's License
 - or**
 - c. Current/Valid Passport

AND

- 2) **CATEGORY 2:** Copy of one (1) of the following secondary forms of identification:
 - a. Current/Valid Passport
 - or**
 - b. Social Security Card

CAMPUS VILLAGE MANAGEMENT LLC

RENTAL APPLICATION PACKET & INFORMATION DISCLOSURE

Citizens of Other Countries: You are required to provide TWO (2) forms of identification, one from each of the following categories.

- 1) **CATEGORY 1:** Copy of the following photo identifications:
 - a. Current/Valid Passport

AND

- 2) **CATEGORY 2:** Copy of one (1) of the following secondary forms of identification:
 - a. Current I-20 Paperwork
 - i. If I-20 paperwork has not been completed yet; a letter of intent and/or aware offer on letterhead from an employer or University will be temporarily sufficient
 - OR**
 - b. Current Visa Paperwork/Information

I, the Undersigned, have read and agree to all provisions of this disclosure: **I HAVE READ AND FULLY UNDERSTAND THE TERMS AND CONDITIONS SET FORTH IN THIS DISCLOSURE. I UNDERSTAND THAT THIS DISCLOSURE IS A PART OF APPLICATION PROCESS. I HEREBY AUTHORIZE THE MANAGEMENT AND/OR OWNER TO MAKE ANY NECESSARY INVESTIGATION AS TO THE INFORMATION CONTAINED IN THE APPLICATION I PROVIDE. I UNDERSTAND THAT THIS INVESTIGATION MAY INCLUDE, BUT NOT BE LIMITED TO, A CREDIT REPORT, VERIFICATION OF EMPLOYMENT, PAST RENTAL HISTORY, AND POLICE RECORDS. I, THEREFORE, CONSENT TO THIS INVESTIGATION, AND I CERTIFY THAT ALL STATED FACTS ARE TRUE, AND IT IS UNDERSTOOD THAT ANY MISREPRESENTATION OR OMISSION MAY BE CAUSE FOR THE MANAGEMENT AND/OR OWNERS TO REJECT MY APPLICATION AND/OR TERMINATE MY LEASE. I HAVE THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE PERIOD OF TIME FOR A COMPLETE AND ACCURATE DISCLOSURE OF ADDITIONAL INFORMATION CONCERNING THE NATURE AND SCOPE OF THIS REPORT. I AUTHORIZE THE MANAGEMENT TO EXAMINE MY CRIMINAL RECORDS AND USE THE INFORMATION AS AN ADDITIONAL BASIS TO DETERMINE WHETHER MY RENTAL APPLICATION SHALL BE APPROVED OR DISAPPROVED.**

PRINT

SIGNATURE

DATE: ___ / ___ / ___

CAMPUS VILLAGE MANAGEMENT LLC

SUMMARY OF RENTAL STANDARDS ADDENDUM

PLEASE NOTE THE FOLLOWING:

PLEASE NOTE THAT FAILURE TO MEET THE STANDARDS AS LISTED BELOW DOES NOT VOID THE LEASE AGREEMENT.

Minors as Residents: If Applicant is a minor (under the age of 18) during any rental period or period of occupancy prior to their eighteenth birthday, Applicant's Lease Agreement must be issued in the name of, and signed by their parent or guardian. Applicant will be listed on the Lease Agreement as the designated resident of the parent/guardian's choice. The parent/guardian wishing to sign the Lease Agreement must meet the qualifications of **Self-Guaranty** as listed below. If Applicant turns eighteen during the course of the Lease Agreement, they may opt to reissue the Agreement in their name and are subject to the **Parent/Guardian/Sponsor Guaranty of Lease Agreement** as listed below.

Signed Lease Agreement: A Lease Agreement signed between the Applicant and Owner, before verification of approval or failure to meet the following rental standards is understood and acknowledged as a **legal and binding contract**. Lessee would then need to either A) Fulfill Lease Obligation per the Lease Agreement or B) Sub-lease the Premises in accordance with the Sublet Policies as provided by Owner.

APPLICANT AND/OR LESSEE SHOULD NOT SIGN THE LEASE AGREEMENT UNLESS THEY ARE WILLING TO BE LEGALLY BOUND BY THE COMMITMENT, REGARDLESS OF MEETING OR FAILING TO MEET THE RENTAL STANDARDS AS LISTED IN THIS ADDENDUM.

In addition to the standards and agreements as set forth and agreed to within the application, which include, but are not limited to a check of the Applicant's credit, employment, rental history and police/criminal history, Applicants must meet the one (1) of the three (3) standards set forth below within thirty (30) days of executing the Lease Agreement in order to be approved to live at The Edge at Oakland.

- 1) **Parent/Guardian/Sponsor Guaranty of Lease Agreement:** A parent, guardian or sponsor, which is defined as an adult who is over the age of 25, United States citizen, who owns real property and/or is gainfully employed, that is able to guaranty the Lease Agreement, providing they fully complete the The Edge at Oakland Guaranty of Lease Agreement. A \$250.00 security deposit (per bedroom; \$500.00 per unit) must remain on file for the duration of the lease contract and is to be paid in full before or on the lease execution date. Guaranty of Lease Agreement documents are due back to the Owner's office and properly witnessed by A or B as listed below within thirty (30) days of executing the Lease Agreement.
 - a. Notarized by a Notary Public (with State authorized emboss symbol or stamp) and copy of Guarantor's picture identification card (Valid passport, driver's license or state identification card)
 - b. Completed in-office with a staff-witness confirmation and a copy of Guarantor's picture identification card (Valid passport, driver's license or state identification card)

Applicant and/or parent/guardian/has *option* to supply a backup funding source per the Backup Funding Source Addendum.

OR

- 2) **Payment of Lease Contract in Full:** Applicant's Lease Agreement amount must be paid in full (including, but not limited to, all start up fees, administrative fees, application fees and/or security deposits) prior to receiving permitted entry/possession to the said residence; additionally, Applicant is required to:
 - a. Provide a security deposit equal to one (1) installment of rent (based on the current market rent installment amount)
 - b. Required to supply a backup funding source per the Backup Funding Source Addendum. Applicants who apply and are approved under this condition must requalify for future leases on an annual basis. Payments for future leases must be received up front annually if this standard is used to continue to be eligible to rent from Owner.

CAMPUS VILLAGE MANAGEMENT LLC

SUMMARY OF RENTAL STANDARDS ADDENDUM

OR

- 3) **Self-Guaranty:** If a parent or sponsor guaranty cannot be obtained, tenant may attempt to apply under the following standards. *This must be approved in writing by Owner.* Self-Guaranty must meet two (2) of the following standards as provided below; additionally, Applicant is required to provide a security deposit equal to one (1) installment of rent (based on the current market rent installment amount) and is required to supply a backup funding source per the Backup Funding Source Addendum.
- a. **Rental:** Applicant must provide a satisfactory rental history or proof of satisfactory payments from previous eighteen (18) months. Satisfactory history will be defined as no more than one late payment not to exceed fifteen (15) days and no returned checks. This resident must have given adequate notice to vacate and have no outstanding financial obligations to previous landlord(s). Applicant applying under this standard cannot use parental/guardian/sponsor's current or former address as a reflection of rental history, nor use on-campus housing as a "previous landlord" for rental history.
 - b. **Financial:** Applicant can provide proof of income greater than or equal to three (3) times the market rent on a monthly basis via i) State funding documents or ii) Prior year W-2's, three (3) months of most recent pay stubs, and proof of current employment with at least one (1) employer for a minimum of one (1) year. If Applicant has not been employed for a minimum of one (1) year by one employer, "Option ii" is not applicable and Applicant must either a) qualify on a financial basis through "Option i" or b) fulfill another Self-Guaranty requirement (A or C) as listed
 - c. **Education Status/Financial Aid:** Applicant can provide proof of acceptance to an accredited university in the same town where they are applying to live. The student must also provide proof of scholarship funds that include and cover rental expense and length of time scholarship is active. Total funds must meet or exceed the total owed to the future Owner per of the Lease Agreement and Payment Schedule. If total of funds do not meet or exceed the total owed to the future Owner per the Lease Agreement and Payment Schedule, the difference in funds must be paid up front. Verification must include written verification from the school's admission office, as well as written documentation from the entity administering the scholarship; a disbursement date of funds must also be provided by entity. A minimum of a \$200.00 payment, per month, plus a processing fee of \$40.00, per month must be received by Owner between the 1st-4th of each month until balance is paid off in full by financial aid/scholarship/grant disbursement; if minimum payment requirement is not met, all late fees are applicable and Financial Aid Addendum is considered null and void; financial aid payment agreement may not exceed two (2) calendar months/installments.

The undersigned Applicant, has read and agreed to all provisions of the Summary of Rental Standards as set forth in this Addendum. Additionally, the undersigned Applicant has read, agreed to and fully understands the terms and conditions set forth in the application and/or Lease Agreement and/or additional Addendums and further understands that this Summary of Rental Standards Addendum is a part of the application process and a requirement of fulfilling the Lease Agreement.

PRINT

SIGNATURE

DATE: ___ / ___ / ___