

**320 12th Street, LLC (Factory 88)
RESIDENTIAL APPLICATION**

320 12th Street, Lynchburg, VA 24504

320 12th Street, LLC, (Factory 88) does business in accordance with the Fair Housing Amendments Act of 1988 and the Virginia Fair Housing Law, which specifies that it is illegal to discriminate against any person in residential real estate transactions because of race, color, sex, religion, physical or mental handicap, familial status, age or national origin. All lease signers must be at least 18 years of age or older.

APPLICATION FEE

Application fee is \$50 per applicant and is non-refundable.

HOLDING DEPOSIT/RESERVATION DEPOSIT

A reservation deposit of \$250.00 (by separate Cashier's Check or Money Order) may be submitted by applicant to indicate serious intent to follow through upon notification of approval. If applicant is not approved for residency, this deposit will be refunded. If applicant is approved, this deposit may be used to hold a specific unit off the market for up to 1 week, during which time a Lease must be executed with a mutually agreeable start date, using the deposit as part of the total Security Deposit for the Lease. If applicant fails to execute a lease as mentioned above, this Reservation Deposit becomes the property of Cliffs Edge Lofts/Midpoint Apartments/Imperial Tobacco Lofts and any further pursuit by applicant for another unit will be void and separate from the above timetable.

SECURITY DEPOSIT

A security deposit, which is equivalent to one month's rent, is required before residency. In the event your application is not approved, any security deposit you have paid will be refunded. If your application is approved, the security deposit will be held until you vacate the premises. At that time, your security deposit, in addition to any interest due will be refunded in compliance with the terms of your lease and applicable Virginia statutes.

PETS

Cliffs Edge Lofts/Midpoint Apartments/Imperial Tobacco Lofts has a \$250 non-refundable pet fee for a limit of two pets (dogs, cats or other, as approved) not to exceed a total weight of 75 pounds per apartment. There are strict requirements/expectations for responsible pet ownership.

QUALIFICATION RESTRICTIONS

Applicants for rental of a dwelling unit are subject to approval as follows:

Income: The total gross monthly income of the applicant must be equal or exceed an amount equal to three (3) times the monthly rental for that particular dwelling unit. Two or more applications must be equal or exceed an amount equal to five (5) times the monthly rental for that particular dwelling unit. Co-Signer's are accepted; however the gross monthly income of the co-signer must equal or exceed five (5) times the monthly rental for that particular dwelling.

Credit: CREDIT INFORMATION ON EACH APPLICANT WILL BE OBTAINED THROUGH A NATIONAL CREDIT-REPORTING AGENCY. CREDIT HISTORY SHOULD POSITIVELY REFLECT THE APPLICANT'S ABILITY AND WILLINGNESS TO MAKE PAYMENTS AS REQUIRED BY THE LEASE.

Rental Record: A satisfactory reference from previous landlord, i.e., compliance with the requirements of the lease as to payment of rent and observance of other obligations of the tenant specified therein.

Background Check: A criminal search, eviction history, and previous address history will be collected for each applicant and evaluated by management.

LEASE, RULES AND REGULATIONS

All applicants must sign a lease and related rules and regulations before occupancy. We expect full compliance with these documents by all residents. Copies of these may be obtained from the rental staff for your preview.

It is possible that information provided by you will be revealed to others for the purpose of confirmation or for other purposes in accordance with the Virginia Freedom of Information Act, but any information so supplied is subject to the safeguards of the Virginia Privacy Protection Act.

Print Name

Date

Signature of Applicant



NAME AND PERSONAL INFORMATION:

Last	First	Middle	Date of Birth	Social Security Number
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CONTACT INFORMATION:

Mobile Phone	Work Phone	Email
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CURRENT ADDRESS:

Number and Street	City	State	Zip
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Length of residence	Do you own or rent this home?	Rent Rate, if applicable
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If you own your home, please indicate the status. (Home is for sale, for rent, continued ownership, etc.)

PREVIOUS ADDRESS (ES): (Complete if current address has been occupied for LESS THAN ONE YEAR.)

1.

Number and Street	City	State	Zip
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Length of residence	Do you own or rent this home?	Rent Rate, if applicable
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2.

Number and Street	City	State	Zip
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Length of residence	Do you own or rent this home?	Rent Rate, if applicable
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REQUIRED: List ALL states where you have previously resided (18yr+): _____

CANCELLATION POLICY

Cancellation must be provided in writing. Applicant(s) has 48 hours to cancel leasing process following notification of approval for an apartment. Reservation deposit will be forfeited in the event of cancellation.

ALL APPLICATION FEES ARE NON-REFUNDABLE.

RESIDENT STATEMENT

I/We understand that the above information is being collected to determine my/our eligibility for residency. I/We authorize the owner/management to verify all necessary information provided on this application, and my/our signature(s) hereto evidence my/our consent to obtain all such verifications. I/WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY/OUR KNOWLEDGE.

“I/We hereby authorize 320 12th Street, LLC to obtain a consumer credit report, and any other information it may deem necessary, for the purpose of evaluating my/our rental application. I/ We understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment salary details, vehicle records, licensing records, and/or any other necessary information. This Authorization expressly grants the right to run additional reports at any time 32012th Street, LLC deems them to be necessary and includes any report to further the renewal of a lease or to collect monies due and owed. **I hereby expressly release 320 12th Street, LLC and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.”**

 Print Name

 Date

 Signature of Applicant

FOR OFFICE USE ONLY:

Apartment Name & Number Desired	Date Desired	Length of Lease	Monthly Rent Amount	Application Fee & Holding Dep	How did applicant hear about our company? (Resident Referral?)	Application Received By	Date Application Received

Special lease notes:

LANDLORD REFERENCE FORM

TO CURRENT/PREVIOUS LANDLORD: The applicant named below has applied for an apartment at 320 12th Street, LLC (Factory 88). Your answers will be used to help determine the renter's eligibility. Thank you for your cooperation.

THIS SECTION TO BE COMPLETED BY APPLICANT(S)

Applicant Name(s): _____

Address of Applicant's Rental: _____

Name of Property Rental/Rental Company: _____

Property Manager/Property Owner: _____

Phone: _____ Fax: _____ Email: _____

My signature(s) below as an applicant authorizes the release of my previous renter's history:

Applicant(s) Signature(s): _____ Date: _____

THIS SECTION TO BE EXECUTED BY MANAGEMENT, COMPLETED BY LANDLORD

When did the applicant(s) rent this property? From: _____ to: _____

Property Type? House _____ Apartment _____ Room _____

What was their monthly rent? \$ _____ was it paid on time? _____

Were they responsible for utilities? _____

What was their security deposit? \$ _____ Will it be returned? _____

If security deposit will NOT be returned, please explain: _____

Did they get along with their neighbors? _____

What were their overall housekeeping habits? _____

Did they give proper notice before moving out? _____

Would you rent to them again? YES _____ NO _____ CONDITIONAL _____

PRINTED NAME OF PERSON COMPLETING FORM: _____

TITLE OF PERSON COMPLETING FORM: _____

SIGNATURE: _____ DATE: _____

PLEASE RETURN THIS FORM TO:

320 12th Street, LLC (Factory 88)

Sara Schott, Property Management - PHONE: 540-855-7194 – FAX: 866-545-4406 – EMAIL: sberry@altus-group-inc.com