

Apartment Address \_\_\_\_\_

Length of Lease \_\_\_\_\_ Lease Start Date \_\_\_\_\_ Lease End Date \_\_\_\_\_

Monthly Rent Amount \_\_\_\_\_ Monthly Rent Due Date \_\_\_\_\_ Prorate Rent Amount \$ \_\_\_\_\_

Date that lease will be signed (upon approval) \_\_\_\_\_

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**Applicant (s) please read the information below and sign. Your signature acknowledges that you have read the Resident Selection Consent and Criteria information.**

**List the names of all Leaseholders**

Persons who will sign the lease contract and be financially responsible for the lease. Each must complete an application and meet the credit scoring and criminal background check requirements. Each is fully responsible for the entire rental payment and each must sign and execute the Apartment Rental Lease and all other addendum(s).

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

**List all other Occupants**

Other Occupants are those living in the apartment but are not responsible for the lease; however they will be required to abide by the lease terms. Each Occupant 18 years and older will be charged an application fee and complete the application for the purposes of criminal background screening.

1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

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**Application Fee, Application Deposit, & Miscellaneous Fees**

Payment of Application Fees, Application Deposits and Security Deposits should be in the form of a money order or personal check made payable to the property. We are sorry but cash cannot be accepted.

\_\_\_\_\_ A non-refundable Application Fee of \$ \_\_\_\_\_ will be charged for each Leaseholder *and* each Occupant  
Amount Due over the age of 18 years old. This fee is *non-refundable*.

\_\_\_\_\_ A Processing/Administrative Fee of \$ \_\_\_\_\_ will be charged upon approval of application. This fee is  
Amount Due *non-refundable* after the lease has been signed and executed.

\_\_\_\_\_ An Application Deposit in the amount of \$ \_\_\_\_\_ will be required. The Application Deposit is *NOT* a  
Amount Due Security Deposit. However, when the Lease Contract has been signed and executed by all Leaseholders, the application deposit will be credited toward the Security Deposit. The Security Deposit may vary based upon the credit score.

**Total Amount Due**

**Completed Application**

An application will not be considered "complete" and will not be processed until all of the following have been provided to us:  
-A separate Application has been fully completed and signed by all lease holders and cosigners.  
-An application fee has been paid to us, an application deposit has been paid to us, and documentation of income has been provided as outlined under "income verification".

## Application Outcome

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### If Application is Declined

If the application is declined, you will be notified in writing and the Application Deposit will be refunded (the Application Fees are non-refundable). If your application is declined or is accepted with conditions, you will be given the name, address and telephone number of the consumer reporting agencies that provided the consumer information to us. If you are declined for unsatisfactory credit you can obtain a copy of the credit report, correct any erroneous information that may be on the report and submit a new application to the community for further consideration.

### If Application is Cancelled

If for any reason you withdraw an application or notify us that you've changed your mind about renting the apartment, we will be entitled to retain all application deposits as liquidated damages and the parties will then have no further obligation to each other.

### Failure to Execute the Lease

If you fail to sign the Lease Agreement within 3 days after we give you our approval (unless agreed upon in writing), the Application Deposit will be retained by us as liquidated damages.

## Additional Fees

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Other monthly fees that you may be required to pay in addition to your monthly rent include, but are not limited to: Utilities, Sewer, Storm Water, Trash, Pest Control, Garage or Storage, and Pet Fees.

## Selection Criteria

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### Identity and Age Verification

Government issued photo identification will need to be presented by all applicants. All applicants must be at least 18 years of age to apply.

### Income Verification

If your application is accepted or accepted with conditions, verification of income will be required. Acceptable forms for verification are a recent pay stub, a recent bank statement or W-2 form. If we are unable to verify your income or your income is contrary to your application, acceptance of your lease application will be withdrawn. Failure to provide required documentation of your income prior to taking occupancy will automatically deny your right to residency.

### Occupancy Standards

One bedroom – No more than two occupants; Two bedroom – No more than four occupants; Three bedroom – No more than six occupants. (If the apartment has an acceptable floor plan that would accommodate an infant up to the age of two years, then in addition to two occupants per bedroom, you may also have one infant that is two years or less.

### Scoring of Your Credit Report

Mid-America Apartment Communities uses SafeRent(SM) for applicant screening. The SafeRent(SM) program uses an empirically derived, statistically sound, credit scoring system to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill payment history, the number and type of accounts that you have late payments, collections actions, outstanding debt, and the age of your accounts. Using a statistical program, this information is compared to the credit performance of other applicants with similar profiles which predicts how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations. Based upon your credit score, your application will be accepted, declined or accepted on the condition that an additional security deposit is paid. Falsification of any information provided on the application will automatically deny your right to residency.

### Criminal Background Search

If your application is accepted or accepted with conditions, a criminal background search will be conducted on each occupant, including all persons 18 years of age or older. Mid-America Apartment Communities reserves the right to reject the application of any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others. In addition, if the criminal background search reveals past criminal behavior, which is contrary to your rental application, acceptance of your application will be withdrawn.

**Your Scheduled Move-In Date**

Applicant(s) agrees that rental payment will commence on the lease begin date noted above (upon approval of the application). If both you and management agree on the date of move-in and that the apartment home is ready for move-in, the rental payment will commence on that date you have moved in or not. Should the apartment home not be available on the agreed-upon move-in date and a rescheduled date is not acceptable, the Application Deposit and other applicable fees (application, processing and/or administrative fees) will be refunded within thirty (30) days.

**Equal Housing Opportunity**

Mid-America Apartment Communities (owner / manager of this property) adhere to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Act of 1988) which stipulates that it is illegal to discriminate against any person in housing practices on the basis of race, color, religion, sex, national origin, disability, or familial status.

**All applicants, roommates and guarantors (if applicable) must agree to the following by signing this Resident Selection Criteria and Consent Form and Rental Application Form.**

*I hereby consent to allow Mid-America Apartment Communities through its designated agent and employees, to obtain and verify my credit information and a criminal background check for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, Mid-America Apartment Communities and its agent shall have a continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.*

*I hereby affirm that I have read and reviewed a copy of the Resident Selection Criteria and Consent Form, the Application, Lease Agreement and all Addendums. I understand that a signed, executed copy of the Lease Agreement and Addendums will be given to me upon taking occupancy.*

*For this agreement only, signature from one applicant will be binding upon all applicants.*

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**