



Leman Property Management Co.

Date	_____
Apt#	_____
App Fee	_____
Hold Fee	_____
Rent	_____
M/I Date	_____

We look forward to helping you find your next home within our LPMCO communities. Please take a few minutes to review the following information regarding our application process.

Application fee is **\$25/per person age 18 years or older**. This fee is non-refundable after the credit & criminal check is completed even if you are denied or an apartment is not available at the time you request it. Before your application can be processed, we will need proof of income, please include your last **three pay statements**.

Security deposit is based on Credit Scores:

- 700+: you can choose to either pay \$100/non-refundable per person 18 years or older or \$300/refundable.
- 550-699: must pay 1 month's rent (market value) as a refundable deposit.
- 485-549: must pay a double refundable deposit (market value).
- 484 or below: will be denied.
- If applicant has no credit history: deposit is equal to 1 month's rent as a refundable deposit.
- If applicant has no Social Security number, 1 month's rent as a refundable deposit.

(This credit scoring does not apply to some of our Platinum Collection properties, please contact a leasing agent for more info.)

You could be denied if:

- You have a criminal background (including but not limited to):
 1. Convicted felon not released from parole.
 2. Currently on probation.
 3. Charged with any violent crime, involving weapon, or against a child(ren), registered Sex Offenders will be automatically denied.
 4. Conviction for any drug related activity.
 5. Any felony/misdemeanor pending court cases.
 6. More than two arrests within the past 5 years of application date. (not including traffic)
 7. Any negative landlord response, including balances owed within the last seven years.
- Rent is more than 40% of gross income.
- You have any unpaid charges to utility companies (electric, gas, water/etc).
- You received any negative Landlord responses.
- You falsify any information on the application.
- This application is good for 90 days from the date that it was returned to the office. If you wish to move in after the 90 days, we will need to process the application again and will require another application fee of \$25 per applicant.

INITIAL_____

(2.26.18)

**Applicant Information (include previous 7 years rental history)**

Name: _____ (List Any Other Names, Alias, Maiden)			
Date of birth: _____	SSN: _____	Phone: _____	
Current address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____	Email: _____	
Current Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move in Date: _____	Moving out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	

Employment Information

Current employer: _____			
Employer address: _____			Start Date: _____
City _____	State/ZIP: _____	Phone: _____	
Supervisor: _____		Position: _____	
Hours per week: _____	Gross Income: _____ (please circle) Hourly Weekly Monthly Annually		
Other Income: _____			

Co-applicant Information (include previous 7 years rental history)

Name: _____ (List Any Other Names, Alias, Maiden)			
Date of birth: _____	SSN: _____	Phone: _____	
Current address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____	Email: _____	
Current Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move in Date: _____	Moving out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	
Previous address: _____			Own Rent (please circle)
City: _____	State/ZIP: _____		
Landlord Name/Number: _____		Reason for leaving: _____	
Monthly Rate: _____	Move In Date: _____	Move Out Date: _____	

Co-applicant Employment Information			
Current employer:			
Employer address:			Start Date:
City	State/ZIP:	Phone:	
Supervisor:		Position:	
Hours per week:	Gross Income: (please circle) Hourly Weekly Monthly Annually		
Other Income:			
Total of individuals to live in the unit:			
Name:		DOB:	
Name:		DOB:	
Name:		DOB:	
Name:		DOB:	
Name:		DOB:	
Do you own any pets? YES NO			
CAT: Y N	how many?	DOG: Y N	how many? BREED:


THIS SECTION MUST BE COMPLETED

The information provided by me, in this application, is true and complete to the best of my knowledge. Lemman Property Management Co. is hereby authorized to conduct any investigation of my personal history and/or credit, criminal history, landlord reference(s), employment and/or financial records subject to the provisions of the Fair Credit Reporting Act.

I understand, authorize, and direct any agent, business, organization (federal, state, and local agency) to release and/or verify any information which is deemed necessary in connection with the processing of this application for residency at any property managed by Lemman Property Management Co.

I am aware that I must pay a \$25 application fee and sign below before my application can be processed. I understand this fee is non-refundable and will not be refunded even if the application is denied.

Name (print)	Signature	Social Security Number	Date

 Lemman Property Management Co., appreciates your consideration to reside here. If you require any accommodations, please identify your need here:



Lemman Property Management Co., is an equal opportunity company. We do not discriminate against individuals because of race, color, religion, creed, ethnicity, national origin, physical challenges, sex or familial status. We do not discriminate on the basis of membership in a class, such as income status, students, roommates, marital status, or single parent households.