

5902 Shakertown Drive N.W. B-1-Canton, Ohio 44718
Phone: 330.494.6596
Fax: 330.494.5186
email: shakertownapartments@gmail.com
www.shakertownapartments.com



APPLICATION QUALIFICATIONS

(TO BE ATTACHED TO RENTAL APPLICATION)

TO PROCESS YOUR APPLICATION FOR YOUR NEW HOME

- 1) Reservation Deposit of \$100.00, which is applied toward your security deposit, if accepted
- 2) Two most recent pay stubs per person.
- 3) Positive identification, drivers license or equivalent, verified by agent.
- 4) Complete and accurate information on application

QUALIFICATIONS

- 1) Applicant's gross monthly income **MUST** be at least three (3) times the monthly rent of the suite applying for.
- 2) The total of applicant's monthly debt obligations and monthly rent of the suite applying for **MUST NOT** exceed 34%/38% of the gross monthly income.

*If the applicant does **NOT** qualify in both of these categories, we will be unable to approve the application and the applicant shall receive a \$75.00 refund. If the applicant decides not to take the apartment after the credit check and approval, the applicant(s) will forfeit the entire \$100.00.*

SECURITY DEPOSIT

- 1) An amount equal to one (1) months full rent will be required for security deposit
- 2) Application fee of \$100.00 will be applied toward security deposit if application is accepted.

CREDIT REPORTS and CRIMINAL RECORDS CHECKS

Credit reports and Criminal Records will be run on all applications. Pertinent information needed on the Rental Application:

- 1) Full names of all parties intending to reside in the unit. **ALL ADULT PARTIES RESIDING IN THE UNIT MUST BE NAMED ON THE LEASE AND MUST COMPLETE A SEPARATE APPLICATION.**
- 2) Social Security Numbers of all persons.
- 3) Complete current and previous addresses.
- 4) Name and phone number of previous landlord
- 5) Current employment, title, salary and name of supervisor
- 6) Year and make of automobile and license plate numbers

Poor credit rating, civil suits, collections, bankruptcy or poor payment record may be disqualifying factors. Any false information is reason to reject applicant.

I certify that the items in this rental application are true and complete to the best of my knowledge. I hereby provide authorization to obtain and verify my employment, criminal and credit history and to obtain credit reports in connection with this application. I further authorize landlord, its agents and/or attorneys to obtain credit reports and information at any time during and after my tenancy, in the event of a breach of any lease or term of tenancy.

Applicant: _____ Date: _____

Co-Applicant: _____ Date: _____

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RESERVATION AND APPLICATION DEPOSIT

I (we), the undersigned,

Name: _____

Address _____

Telephone: _____

do hereby make application to reserve the following rental apartment residence as designated on plans shown to me/us in the sales office.

Unit: _____ Suite Monty Rent: _____

We request your acceptance of our check in the amount of \$100 for a Reservation Deposit. In the event that this application is rejected by the owner, for any reason whatsoever, the full deposit amount stated above will be refunded less an application fee of \$25 per applicant, without interest and neither party shall have obtained any legal rights or obligations hereby. **If the Reservation is canceled by the applicant, the entire deposit is non-refundable.**

Amount Received: \$ _____ Time: _____

Check Number: _____

Applicant: _____ Date: _____



APPLICATION FOR RENTAL

*FOR SHAKERTOWN OFFICE USE ONLY								
Apartment	Type	Move In Date	Lease Term	Rent	Pet	Furniture	STF	Agent

Notice: All adult applicants (18 years or older) must complete a separate application.

rev. Jul 2012

APPLICANT INFORMATION

Name: _____
(First) (M.I.) (Last)

SSN _____ **DOB** ____/____/____
(Month) (Day) (Year)

Telephone : (H) _____
 (Work) _____
 (Cell) _____

Email: _____
DR LIC# _____ (ST) _____

CURRENT ADDRESS

Address: _____
(Street) (City) (ST) (Zip)

Present Landlord: _____ **Telephone:** _____

Dates of Occupancy	Monthly Rent	Type of Structure		Reason For Leaving
From To		<input type="checkbox"/> House <input type="checkbox"/> Apartment	<input type="checkbox"/> Room <input type="checkbox"/> Other	

PREVIOUS ADDRESS

Address: _____
(Street) (City) (ST) (Zip)

Present Landlord: _____ **Telephone:** _____

Dates of Occupancy	Monthly Rent	Type of Structure		Reason For Leaving
From To		<input type="checkbox"/> House <input type="checkbox"/> Apartment	<input type="checkbox"/> Room <input type="checkbox"/> Other	

EMPLOYMENT RECORD FOR THE PAST FIVE (5) YEARS

Present Employer: _____

Address: _____
(Street) (City) (ST) (Zip)

How Long	Occupation	Salary	End Date	Telephone
From To				

Previous Employer: _____

Address: _____
(Street) (City) (ST) (Zip)

How Long	Occupation	Salary	End Date	Telephone
From To				

1. Other Income Description	Monthly Income	\$
2. Other Income Description	Monthly Income	\$

OTHER OCCUPANTS

List Names and Birthdates of **ALL ADDITIONAL OCCUPANTS 18 YEARS OR OLDER**

List Names and Birthdates of **ALL ADDITIONAL OCCUPANTS 18 YEARS OR YOUNGER**

PETS

Pets? Yes No

If So, Describe _____

Please Initial: I understand that Dogs and Exotic pets are not permitted. _____

 I understand that one cat is permitted with a Signed Pet Agreement and NON REFUNDABLE \$200.00 Pet Fee is Paid. _____

EMERGENCY CONTACT

Name: _____ Phone: _____
Address: _____ Relationship: _____

Name: _____ Phone: _____
Address: _____ Relationship: _____

BACKGROUND INFORMATION

Have you ever been evicted? Yes No Have you ever been convicted of anything Yes No
Have you ever filed for Bankruptcy? Yes No other than a traffic violation?
We DO NOT insure your personal property. Do you presently have personal property insurance? Yes No

VEHICLE INFORMATION

	Make and Model	Year	State	License
1				
2				

OTHER INFORMATION

How did you hear about Shakertown Apartments? _____
How many Apartment Communities did you look at before deciding to relocate to Shakertown? _____
Where did you look? _____

The undersigned warrants and represents that he/she has read this application and that all statements herein are true and agrees if accepted to execute upon presentation a lease agreement in the usual form and on the terms and conditions herein stated, which lease or agreement may be terminated by the lessor if any statement made herein is not true. Each applicant must approve this application.

Fair Credit Reporting Act Pre-Notification

This is to advise you that part of our procedures for processing your application may include an investigative report whereby information is obtained through personal interviews with third parties, such as business associates, financial sources or friends. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request within a reasonable period of time for a complete disclosure of information concerning the nature and scope of the investigation. YOUR RESERVATION DEPOSIT WILL NOT BE REFUNDABLE, unless notification of cancellation of this application is made within 48 hours of viewing the apartment and signing the application.

Signature _____

Date: _____