

Donova Property Management, LLC

314-B South Lincoln Street

Kent, Ohio 44240

Phone: 330-673-1225

Fax: 330-673-1228

RENTAL POLICY

Donova Property Management, LLC is an equal opportunity housing provider dedicated to the principal that all people should have equal access to the housing market regardless of age, race, sexual orientation, family status, religion, ethnicity, color, disability status, veteran status, gender, political affiliation and national origin.

Persons seeking housing through Donova Property Management, LLC are required to fill out an application. The application process will include checking income, credit, reference, criminal and court activity.

Anyone making application for housing will be considered if the following requirements are met:

1. Minimum monthly income requirement of \$3000 for financing or rent to own & \$2000 minimum for purchase. If income is from a source other than employment, such as SSI, SSDI, or child support, verification documents are required.
2. Good rental reference history.
3. No criminal convictions that could affect the safety or welfare of others.
4. No eviction for any reason in a Court of Law.

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APPLICATION FOR RESIDENCY AT BLACKBROOK VALLEY ESTATES

10039 State Route 700, Mantua, OH 44255

**\$50 NON-REFUNDABLE APPLICATION FEE FOR SINGLE OR \$100 FOR JOINT
APPLICATION MUST BE PAID BY MONEY ORDER WHEN SUBMITTING APPLICATION.
PLEASE MAKE PAYMENT OUT TO BLACKBROOK VALLEY ESTATES, LLC.**

(Please print legibly) I _____ do hereby make voluntary application
for residency at Blackbrook Valley Estates for the lot number _____
beginning on the following date _____. I agree that if accepted for residency I will
accept and abide by all park rules and regulations. I also agree to pay all applicable fees as set forth by
management.

Applicant's full name: _____
Known alias or maiden name: _____
Social security number: _____ Date of birth: _____
Driver license number: _____
Current phone number: (_____) _____ Email: _____

Current address: _____
City: _____ State: _____ Zip: _____ Own _____ or Rent _____
How long at current address: _____ Rent Amount: _____
Current landlord's name: _____
Current landlord's phone number: (_____) _____

Previous address: _____
City: _____ State: _____ Zip: _____ Own _____ or Rent _____
How long at this address: _____ Rent Amount: _____
Previous landlord's name: _____
Previous landlord's phone number: (_____) _____

Employer: _____
Address: _____
How long: _____ Monthly income: _____
Work phone number (_____) _____
Supervisor's Name: _____ Supervisor's number: (_____) _____

**PLEASE ATTACH A COPY OF PAY STUB(S) OR VERIFICATION DOCUMENTS FROM THE
GOVERNMENT TO THE APPLICATION THAT WILL SUBSTANTIATE MINIMUM
MONTHLY INCOME REQUIREMENT OF \$3200 FOR FINANCING FOR RENT TO OWN &
\$2000 MINIMUM FOR PURCHASE.**

Spouse or roommate's full name: _____

Known alias or maiden name: _____

Social security number: _____ Date of birth: _____

Driver license number: _____

Current phone number: (_____) _____ Email: _____

Address (if different than applicant's) _____

City: _____ State: _____ Zip: _____ Own ____ or Rent ____

How long at current address: _____

Current landlord's name: _____

Current landlord's phone number: (_____) _____

How much are you paying for rent? _____

Previous Address (if different than applicant's): _____

City: _____ State: _____ Zip: _____ Own ____ or Rent ____

How long at this address: _____ Rent Amount: _____

Landlord's name: _____

Landlord's phone number: (_____) _____

Spouse or roommate's employer: _____

How long: _____ Work phone: (_____) _____

Monthly income: _____

Supervisor's name: _____ Supervisor's number: (_____) _____

Name and date of birth for everyone who will be residing in the home:

Only two automobiles are allowed for each home:

Make of 1st automobile: _____ year: _____

Make of 2nd automobile: _____ year: _____

Please list two personal references:

Name: _____ phone: _____

Name: _____ phone: _____

Have you or any other occupant wanting to reside in the home ever been convicted for the use, possession, transfer or creation of illegal drugs? Yes _____ No _____

Have you or any other occupant wanting to reside in the home ever been convicted of a felony?

Yes _____ No _____

Have you or any other occupant wanting to reside in the home ever been evicted from an apartment complex, mobile home park or privately owned rental property? Yes _____ No _____

Are you or any other occupant wanting to reside in the home presently being evicted from your current location? Yes _____ No _____

Do you have pets? _____ What kind and how many? _____

How did you hear about Blackbrook Valley Estates? Please circle one: __ Zillow __ Craigslist __ park
website _____ referral from resident __ park sign _____ other: _____

Knowing that I have an option of a one-year lease agreement; I agree to the following:

NO, I do not want to sign a one-year lease agreement. I understand that by signing this, I will have an oral
month-to-month rental agreement with Blackbrook Valley Estates, LLC. **\$375/mo**

Tenant's signature _____ Date _____

Co-Tenant's signature _____ Date _____

YES, I want a one-year lease agreement. I understand that this lease is at a higher rate than an oral month-
to-month lease. This rate provides for future rent increases or unforeseen expenses that would otherwise
increase lot rent. **\$425/mo**

Tenant's signature _____ Date _____

Co-Tenant's signature _____ Date _____

AUTHORIZATION FOR RELEASE OF INFORMATION

The owner and manager of Blackbrook Valley Estates, LLC may use this authorization and the information obtained with it to administer and enforce rules and policies related to residency in Blackbrook Valley Estates, LLC.

I authorize and consent to an investigation on all statements and information contained in this application by Donovan Property Management, LLC that is pertinent to residency in Blackbrook Valley Estates, LLC.

Information or inquiries may be made about credit history, criminal activity, employment and income, residence and rental history.

Individual and organizations that may release information include banks and other financial institutions, courts and law enforcement agencies, credit bureaus, employers (present and past), landlords (present and past), utility companies, providers of welfare, alimony, child support and credit.

I agree that this authorization may be used for the purpose stated above. If I do not sign this authorization, I understand I may be denied residency by Donovan Property Management, LLC.

Applicant's signature: _____ Date: _____

Co-applicant's signature: _____ Date: _____