



Haley's Court Apartments

Residential Rental Application

Professional Management. Exceptional Communities.

2013 Harlan Drive Bellevue, NE 68005

info@haleyscourapt.com

haleyscourapt.com

(402) 293-9390

Application Information

Property

Unit Number

Desired Move-In Date

Lease Term

Application Fee Received

****All new residents will sign a 12 month lease term.**

- ☐ Application Fee Received (each adult over the age of 19 must fill out an application \$50.⁰⁰/app)

- ☐ Copy of Driver's License Received

Desired Unit Type

- ☐ 1-Bedroom

Rental Rate: \$_____ Deposit = \$_____

- ☐ 2-Bedroom

Rental Rate: \$_____ Deposit = \$_____

Applicant Information

Full Legal Name

Other Names Used

Date of Birth

Social Security Number

Driver License Number

Phone _____

Email _____

Current Address

City / State / ZIP

Length of Residence

Reason for Moving

Residence History

Current Landlord

Landlord Phone

Monthly Rent

Move-In Date

Reason for Leaving

Previous Landlord

Previous Landlord Phone

Have you ever been evicted or owed money to a landlord? ☐ Yes ☐ No

If yes, explain:

Employment & Income

Employer

Position

Supervisor

Employer Phone

Hire Date

Monthly Gross Income

Other Income (Optional)

Pets

Will pets occupy the unit? ☐ Yes ☐ No

Species/Breed

Weight

Age

Vehicles:

Make	Model	Year	Color	License Plate #

Household Occupants: (Under the age of 19, who are not filling out an application)

Occupant	DOB	Relationship

Emergency Contact

Name

Phone

Relationship

Email

Applicant Certifications

- ☐ I certify that all information provided is true and complete. I understand that any false, misleading, or omitted information may result in denial of my application or termination of any lease.
- ☐ I authorize Haley's Court Apartments to obtain and review consumer reports, verify employment, income, rental history, identity, and conduct criminal background screening where permitted by law.
- ☐ I understand that submission of this application does not guarantee approval or create a landlord-tenant relationship.

Fair Housing Notice

Haley's Court Apartments is committed to complying with all applicable federal, state, and local Fair Housing laws. Every application is evaluated using consistent rental criteria.

Electronic Communications

- ☐ I consent to receive communications regarding my application by email and text message.

Non-Refundable Holding Deposit Agreement

Purpose

This agreement explains the terms of the holding deposit paid to reserve a rental unit. The holding deposit allows Haley's Court Apartments to remove the selected apartment from the market while preparing the lease and move-in documents.

Holding Deposit Terms

- The Applicant requests that Haley's Court Apartments reserve Apartment No. ____ located at _____.
- The Applicant agrees to pay a non-refundable holding deposit in the amount of \$_____.
- The holding deposit will be credited toward the required security deposit at move-in if the Applicant signs the lease and takes possession of the apartment on the agreed move-in date.
- While the apartment is being held, Haley's Court Apartments may discontinue marketing the apartment and may decline other rental applications for the unit.
- If the Applicant cancels, fails to sign the lease, fails to move in on the agreed date, or is otherwise unable or unwilling to take possession of the apartment for any reason not caused by Haley's Court Apartments, the holding deposit will be forfeited as liquidated damages and will not be refunded.
- If Haley's Court Apartments elects not to approve the application or otherwise decides not to rent the apartment to the Applicant, the holding deposit will be refunded in full.
- The holding deposit is separate from the application fee. The application fee is non-refundable and covers the cost of processing the application and screening reports.
- No landlord-tenant relationship is created until all parties have signed a lease agreement and all move-in funds required by the lease have been paid.

Acknowledgement

I acknowledge that I have read and understand this Non-Refundable Holding Deposit Agreement. I understand the circumstances under which my holding deposit will be credited toward my security deposit or forfeited.

Applicant Signature

Signature _____ Date _____

Office Use Only

Received By _____

Date Received _____

Income Verified _____

Rental Verified _____

Credit Reviewed _____

Background Check _____

Approved / Denied _____

Rental Verification Request

This form is used by Haley's Court Apartments to verify an applicant's rental history with current and previous landlords. The information provided assists in evaluating an applicant's rental history and is only one factor considered during the application review process.

Applicant Authorization

I authorize my current and former landlords, property managers, or management companies to release information regarding my tenancy to Haley's Court Apartments. This authorization includes, but is not limited to, lease dates, rental payment history, lease compliance, notices issued, damages, security deposit disposition, and whether the landlord would rent to me again.

Applicant Name: _____

Applicant Signature: _____ Date: _____

To Be Completed by Current or Previous Landlord

Property Address: _____

Tenant Move-In Date: _____ Move-Out Date: _____

Monthly Rent: _____

Was rent paid on time? ☐ Always ☐ Usually ☐ Frequently Late

Were any lease violations issued? ☐ Yes ☐ No

If yes, please explain: _____

Were there any NSF/returned checks? ☐ Yes ☐ No

Was proper notice given before vacating? ☐ Yes ☐ No ☐ N/A

Was the unit left in satisfactory condition? ☐ Yes ☐ No

Was any balance owed at move-out? ☐ Yes ☐ No

If yes, amount owed: \$_____

Would you rent to this applicant again? ☐ Yes ☐ No

Additional Comments: _____

Name & Title: _____

Company: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Privacy Notice

Information obtained through this verification will be used solely for evaluating the rental application and will be maintained in accordance with Haley's Court Apartments record retention and privacy practices.