



LAMOREAUX FARMS LLC

LEASING CRITERIA



Non-Refundable Application Fee: \$27 per applicant
Security Deposit: minimum \$500 per apartment

Pets: Cats and small domesticated caged animals are allowed with management approval.

One-time nonrefundable fee of \$250 and \$20 per month fee

Maximum of 2 animals per apartment

Dogs are not allowed as pets.

Lamoreaux Farms LLC will not discriminate against any person based on race, religion, sex, color, familial status, national origin, or handicap.

The following guidelines are the basis on which Lamoreaux Farms LLC qualifies an application for residency. All applicants must be 18 years of age or older. All potential applicants over 18 must complete a rental application.

INCOME: Applicant(s) must gross three (3) times the amount of monthly rent. Income must be legal and verifiable. All applicants' income may be combined to meet the income requirement however each applicant must individually qualify for credit and rental history evaluations.

CREDIT: Credit screening is an objective, fact-based method that represents the degree of risk posed by a consumer who is seeking to undertake a financial obligation such as an apartment lease. Applicant may be approved, approved with an additional deposit, or denied based on the overall credit report ratings.

RENTAL HISTORY: Applicant must have a minimum of twelve (12) months verifiable rental history with a positive landlord reference. All prior landlords will be contacted for references. Application will not be approved under any circumstances with unfavorable rental history. Family will not be considered for a landlord reference. If applicant does not have rental history it is necessary to have satisfactory mortgage payment history of twelve (12) months.

CRIMINAL HISTORY: If the applicant or any member of the applicant's household has ever been listed on a registry of sexual offenders, the application will be rejected and/or lease will be terminated.

CO-APPLICANT: A co-applicant may be accepted if the applicant does not meet the income requirement of 3 times the amount of the monthly rent. (Credit and landlord evaluation criteria for each applicant must still be met). A co-applicant will not be accepted if the application has been denied due to a poor credit evaluation or negative rental reference. All co-applicants must qualify under the same guidelines including credit screening, rental history evaluation, and income evaluation. Co-applicant will be considered a lease holder and will hold the same responsibilities of the rental contract along with the primary lease holder(s).

IDENTIFICATION: Lamoreaux Farms LLC will require all applicants to provide valid photo identification to verify the applicant's identity. As part of the evaluation process, a social security number fraud check will be conducted on every applicant. Any identity fraud suspected based on name, address, date of birth, social security number will result in a denied application.

RENTERS INSURANCE: Lamoreaux Farms LLC requires that all residents obtain and maintain a renter's insurance policy while living at Lamoreaux Farms.

By signing below the applicant acknowledges that the above information has been read and questions regarding the criteria have been answered by Lamoreaux Farms staff. The applicant understands that the application fee is non-refundable.

X _____
Applicant Signature Date



LAMOREAUX FARMS APARTMENTS

Phone: 616-485-0693 Fax: 616-791-6120

Email: leasing@lamoreauxfarms.com



RENTAL APPLICATION

(Each co-applicant 18 years of age must submit separate applications)

Personal

Full Name: FIRST _____ MI _____ LAST _____ Date of Birth _____

Phone Number _____ E-mail Address _____

Social Security Number _____ Driver's License Number _____

Names of other occupants including roommates, co-applicants, and children:

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

Residential

Your Present Address _____ City _____ State/Zip Code _____ Years Resided _____

Landlord Name _____ Landlord Phone # _____ Landlord Fax # _____ Monthly Payment _____

Your Previous Rental Address _____ Years Rented _____

Employment

Current Employer _____ Address _____ Phone _____ Years Employed _____

Position _____ Income _____ Supervisor's Name _____ Phone _____

Other

Please describe your vehicle below.

Make _____ Model _____ Year _____ Color _____ License #/State _____

Do you have pets? Yes _____ No _____ If yes, what? _____

In case of emergency, notify (other than person residing with you)

Name _____ Phone _____ Relationship _____

Name _____ Phone _____ Relationship _____

By signing below the applicant acknowledges that the above information is correct and is aware that a credit check will be run on all applicants for qualifying purposes, as well as collection purposes after move out. Resident also has received and read the leasing policies for Lamoreaux Farms LLC.

The above applicant also authorizes any employer or landlord to release information Lamoreaux Farms LLC.

X _____
Applicant Signature Date

X _____
Lamoreaux Farms, LLC Date

I understand that Lamoreaux Farms, LLC:

- Smoking is not allowed in the apartments or common areas
- Requires residents to obtain and maintain renter's insurance policy
- Cats are allowed with a fee and written agreement
- Dogs are not allowed
- Residents are responsible for their own gas, electric, phone, cable and internet
- No oral statements between the parties or between the applicant and landlord's employees shall be construed as a binding agreement between parties, unless reduced to writing and executed by landlord

Any unanswered "yes" or "no" question shall result in the denial of your application

1. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to a sexual offense and/or ever been listed on a registry of sexual offenders?
Yes _____ No _____
2. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to any felony criminal offense?
Yes _____ No _____
3. Have you or any member of your household ever been convicted of, or pled guilty or "no contest" to any drug offense?
Yes _____ No _____

Any false statement on the application, will lead to the rejection of my application and or immediate termination of my lease. Further, if I subsequently am involved in conduct which would result in a "yes" response to any of the questions set forth above (even after I sign the lease and take possession of the apartment home), I understand that the landlord may terminate the Lease.

By signing this application, I authorize Landlord or agent to verify any information contained herein.

I, _____, the undersigned applicant, authorize Lamoreaux Farms LLC, and/or its agent, to assign and/or review one or more consumer reports relating to me (including, but not limited to, credit history, rental history, including with other properties owned by property owners affiliated with Landlord, and criminal history). I further authorize Lamoreaux Farms L.L.C. or its agents to continue to obtain or prepare consumer reports and investigate consumer reports on me both during the duration of any lease or agreement I may enter into as a result of this application and at a time thereafter, including for the purposes of collection amounts I may owe under lease or other agreement. I further authorize and direct all employers, financial institutions, banks, creditors, residential managers/landlords to release any and all information relating me to Lamoreaux Farms, LLC or its agents.

I have read the foregoing, and certify that the information herein is TRUE and CORRECT, that this application is submitted for the purpose of obtaining approval of this application on my behalf.

X _____
Print Name Date

X _____
Applicant Signature Date

X _____
Lamoreaux Farms, LLC Date