

Property Name: Upper Lofts

Property Address: 20th & E. Cary Street, Richmond, VA 23223 (804) 643-LOFT

Apt. # _____ Size _____ Rent \$ _____ Occupancy Date _____

Name _____ SS# _____ Date of Birth _____

Present Address _____ Phone # _____

City _____ State _____ Zip Code _____

E-mail address _____

Spouse or Co-Applicant's Name _____ SS # _____

(Spouse or Co-Applicant must complete a separate application)

Please list all persons who will be living in your apartment:

Name	Relationship	Date of Birth
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RENTAL/MORTGAGE HISTORY please list your current and two (2) most recent landlords.

1. Your current address _____ Apt. # _____

City _____ State _____ Zip Code _____

Monthly Rent \$ _____ Residency Beginning _____ Ending _____

Reason(s) for Moving _____

Landlord _____ Manager _____

Office address _____ Office phone # _____

City _____ State _____ Zip Code _____

2. Your rented address _____ Apt. # _____

City _____ State _____ Zip Code _____

Monthly Rent \$ _____ Residency Beginning _____ Ending _____

Reason(s) for Moving _____

Landlord _____ Manager _____

Office address _____ Office phone # _____

City _____ State _____ Zip Code _____

3. Your rented address _____ Apt. # _____

City _____ State _____ Zip Code _____

Monthly Rent \$ _____ Residency Beginning _____ Ending _____

Reason(s) For Moving _____

Landlord _____ Manager _____

Office address _____ Office phone # _____

City _____ State _____ Zip Code _____

EMPLOYMENT HISTORY Please list your two (2) most recent employers.

1. Employed by _____ Position _____

Address _____ Work Phone # _____

City _____ State _____ Zip Code _____

Gross Monthly Income \$ _____ Employment Beginning _____

Ending _____

Supervisor's Name _____ Supervisor's Title _____

Reason for Leaving (if no longer employed) _____

2. Employed by _____ Position _____
 Address _____ Work Phone # _____
 City _____ State _____ Zip Code _____
 Gross Monthly Income \$ _____ Employment Beginning _____ Ending _____
 Supervisor's Name _____ Supervisor's Title _____
 Reason for Leaving (if no longer employed) _____

INCOME INFORMATION

Total Gross Monthly Income from all sources including employment income
 \$ _____
 List other sources and amounts _____

PET INFORMATION

Are you bringing a pet with you? Yes No If Yes, how many pets _____
 Pet Name: _____ Sex: _____ Age: _____
 Pet Type: _____ Breed: _____ Weight: _____
 Date of Last Shots: _____

AUTO INFORMATION

1. Make _____ Model _____ Year _____ Color _____ License Plate # _____ State _____
 2. Make _____ Model _____ Year _____ Color _____ License Plate # _____ State _____

GENERAL INFORMATION

Have you, your spouse or any other co-applicant or proposed resident:
 Ever been arrested for or convicted of any offense involving drugs? YES NO
 Ever been convicted of a felony offense? (exc. minor auto offenses) YES NO
 (if yes, please explain) _____
 Ever filed for bankruptcy or been declared bankrupt? YES NO
 Ever failed to satisfy the obligations of a mortgage, equity line of credit,
 installment loan, student loan, credit card revolving loan? YES NO
 Within the last 5 years, been evicted or asked to leave your residence? YES NO
 (if yes, please explain) _____

EMERGENCY CONTACT INFORMATION

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

CONSENT, AUTHORIZATION, RELEASE AND HOLD HARMLESS STATEMENT

Applicant, Applicant's Spouse, and Co-applicants, do hereby consent to and authorize any and all representatives of Main Street Realty, the managing agent for Upper Lofts, to request, to receive, to verify, to provide and to exchange any information regarding the applicants concerned with any and all, but not limited to, the following parties: present and past landlords, present and past employers, credit references from banks and any and all financial sources, credit reporting agencies, and city, county, state and federal law enforcement agencies. I understand that any and all information received, verified, provided and exchanged may be used by Main Street Realty as they shall determine, in their sole discretion, to assist them in reaching a decision as to whether or not this application is accepted or rejected for the premises named herein.

In addition, the applicants concerned unconditionally release and hold harmless any and all, but not limited to, the following parties: present and past landlords, present and past employers, credit references from banks and any and all financial sources, credit reporting agencies, and city, county, state and federal law enforcement agencies and all of their agents, owners, officers, directors, employees, and any other related parties, past or present, that shall request, receive, verify, provide, and exchange any information with Main Street Realty, from and against any and all claims, demands, suits, or expenses arising from or related to the content, validity or handling of said information and application.

The applicants concerned certify that the information contained in this application for lease is accurate, complete, and true. Any variance or omission of information shall result in rejection of this application, and if such variance or omission shall later be discovered, any lease or agreement may be terminated by Main Street Realty. The applicants concerned understand that this is an application for an apartment and does not constitute a lease agreement in whole or part. The applicants concerned agree to execute a one-year lease upon presentation, a copy of which applicants hereby acknowledge that they have reviewed, if and when notified of Main Street Realty acceptance of this application. If for any reason you withdraw your application, your **\$50.00 application fee** (non-refundable) and your **\$200.00 application deposit** will be forfeited in its entirety for a *30 day* apartment reservation, if you have a *45-60 day* reservation the total **\$500 application deposit** will also be forfeited in its entirety as well. In accordance with our policy the First Month Rent and the Security Deposit is due on or before the date of move in/occupancy.

Applicant signature

Date

Upper Lofts

Upper Lofts does business in accordance with the Fair Housing Amendments Act of

1988 and the Virginia Fair Housing Law, which specifies that it, is Illegal to discriminate against any person in residential real estate transactions because of race, color, sex, religion, physical or mental handicap, familial status, age or national origin. All lease signers must be at least 18 years or older.

Application Deposit:

An *Application Deposit* of \$200.00 is required in order to reserve an apartment. This fee is non-refundable in the event of a cancellation by the applicant. This amount must be paid by money order or teller check. Cash is not accepted. At the time of application approval, this amount will be applied towards the security deposit.

Security Deposit:

A *Security Deposit*, starting from \$500.00 is required for Upper Lofts rental. The remainder of the security deposit must be paid in money order or teller check on the day the lease is signed. After you vacate your apartment, your security deposit, in addition with any interest due will be refunded in compliance with the terms of your lease and applicable Virginia Statutes within 45 days of your move out.

Pets:

Approved *Pets* are allowed on the property, please ask for details.

Qualification Procedures:

Applicants for rental of a dwelling unit are subject to approval as follows:

Income: The total gross monthly income(s) of the applicant(s) must be equal or exceed an amount equal to 3 times the rental for that particular dwelling unit.

Apt size	Rental rates	Minimum Income	Maximum Occupants
Studio/1 Bath	From \$850.00	From \$30,600.00	2
1BR/1 Bath	From \$950.00	From \$34,200.00	3
2BR/2 Bath	From \$1350.00	From \$48,600.00	5

Credit: Good credit history.

Rental Record: A satisfactory reference from previous landlord, i.e., compliance with the requirements of the lease as to payment of the rent and observance of other obligations of the tenant specified therein or verifiable mortgage history with history of satisfactory payments.

All Applicants must supply picture identification and social security card to be copied for file.

LEASE, RULES AND REGULATIONS

All applicants must sign a lease and all related rules and regulations before occupancy. We expect full compliance with these documents by all tenants. Copies of these documents may be obtained from the Leasing Center staff upon request.

Thank you for your interest!

Applicant Signature

Date