



PLEASE READ BEFORE FILLING OUT THIS APPLICATION!

WE ARE EXCITED THAT YOU HAVE CHOSEN BROADWAY MANAGEMENT GROUP FOR YOUR NEW HOME! WE HOPE THAT WE CAN DO EVERYTHING TO MAKE YOU A RESIDENT FOR MANY YEARS TO COME! HERE'S HOW WE WORK: WE USE A POINT SYSTEM TO EVALUATE EACH APPLICANT AND COSIGNER AND THE SYSTEM IS BASED ON THE FOLLOWING:

- 1) RENTAL REFERENCES
 - *LOCAL OR OUT OF STATE REFERENCES WHERE YOU ARE NAMED ON THE LEASE
 - *OWNING A HOME IS ACCEPTABLE, HOWEVER IT MUST BE VERIFIED ON CREDIT REPORT
 - *LIVING WITH PARENTS, RELATIVES, FRIENDS ARE NOT CONSIDERED A VERIFIABLE REFERENCE

- 2) EMPLOYMENT REFERENCES
 - *EMPLOYMENT MUST BE AT LEAST FOR ONE YEAR FROM THE DATE THE APPLICATION IS MADE. IF LESS THAN ONE YEAR, PREVIOUS EMPLOYMENT MUST BE CONTINUOUS FOR AT LEAST ONE YEAR UP TO DATE OF NEW EMPLOYMENT. WE NEED A COPY OF YOUR MOST RECENT PAYSTUB OR W-2.

- 3) INCOME REQUIREMENT
 - *APPLICANTS GROSS MONTHLY WAGES MUST BE IN EXCESS OF THREE TIMES THE RENT AMOUNT.

- 4) CREDIT REFERENCES
 - *WE OBTAIN TRANSUNION CREDIT REPORTS ON ALL APPLICANTS AND COSIGNERS.

- 5) CRIMINAL BACKGROUND
 - *POLICE REPORTS ARE OBTAINED ON APPLICANTS AND COSIGNERS. BMG RESERVES THE RIGHT TO DENY AN APPLICANT ON THE BASIS OF ANY PRIOR ARRESTS AND/OR CONVICTIONS.

WE TRY TO WORK WITH EVERYONE! ANY APPLICANT WITH BAD/POOR CREDIT, INADEQUATE RENTAL REFERENCES OR WEAK EMPLOYMENT HISTORY; IF NOT DENIED, MAY BE ABLE TO PAY A HIGHER SECURITY DEPOSIT.

IN QUALIFYING AN APPLICANT FOR TENANCY, WE SEEK STABILITY AND RELIABILITY. WE STRIVE TO OBTAIN AN ACCURATE HISTORY OF OUR APPLICANT SO THAT WE ARE ABLE TO REACH AN OBJECTIVE DECISION. SINCE THE APPLICATION FEE IS NON-REFUNDABLE, YOU MAY WISH TO TAKE THE TIME TO THOROUGHLY READ THIS ENTIRE DOCUMENT AS IT MAY HELP IN DECIDING WHETHER OR NOT YOU WISH TO SUBMIT YOUR APPLICATION. TO SUBMIT AN APPLICATION, YOU WILL NEED A MONEY ORDER OR CHECK FOR \$100.00 TO BE APPLIED TOWARDS THE SECURITY DEPOSIT AND AN ADDITIONAL \$35.00 FOR THE NON-REFUNDABLE APPLICATION FEE PER APPLICANT AND COSIGNER.

ALL LEASES ARE ONE (1) YEAR LEASES.

WATERBEDS ARE NOT PERMITTED.

CATS ARE \$10/MONTH, LIMIT TWO CATS, DOGS ARE \$20/MONTH BREED RESTRICTED

APPLICANTS MUST BE 18 YEARS OR OLDER TO SIGN A LEASE.

WE SUPPORT AND PRACTICE EQUAL OPPORTUNITY HOUSING.

OFFICE USE ONLY

_____ DL/ID _____ PROOF OF INCOME _____ COPY OF APP FEE(S) _____ COPY OF DEPOSIT

BROADWAY MANAGEMENT GROUP
APPLICATION FOR RENTAL

I AM APPLYING TO RENT THE PROPERTY AT 419 FINZER STREET # _____ AND FURNISH YOU WITH THE FOLLOWING INFORMATION IN SUPPORT OF MY APPLICATION. I UNDERSTAND THAT YOU WILL RELY ON THIS INFORMATION IN EVALUATING MY APPLICATION. I FURTHER UNDERSTAND THAT SUPPLYING FALSE, INCOMPLETE OR MISLEADING INFORMATION IS A CRIMINAL OFFENSE AND WILL BECOME GROUNDS TO AUTOMATICALLY DISQUALIFY ME FROM BEING ELIGIBLE FOR A RESIDENCE WITH BMG.

ALL QUESTIONS MUST BE ANSWERED FULLY OR THIS APPLICATION WILL BE REJECTED.

APPLICANT

NAME: FIRST MIDDLE INITIAL LAST

SOCIAL SECURITY #

DATE OF BIRTH

CELL/HOME PHONE #

CURRENT ADDRESS (INCLUDE ZIP CODE)

IN CASE OF EMERGENCY CONTACT:
NEAREST RELATIVE NAME & PHONE #

CURRENT LANDLORD/MORTGAGE CO INFO

COMPANY NAME

COMPANY ADDRESS

COMPANY PHONE #

ARE YOU NAMED ON A LEASE?

HOW LONG @ THIS ADDRESS?

MONTHLY RENT AMOUNT:

PREVIOUS LANDLORD/MORTGAGE CO INFO

PREVIOUS ADDRESS (INCLUDE ZIP CODE)

COMPANY NAME

COMPANY ADDRESS

COMPANY PHONE #

MONTHLY RENT AMOUNT:

CO-APPLICANT / CO-SIGNER (CIRCLE ONE)

FIRST MIDDLE INITIAL LAST

SOCIAL SECURITY #

DATE OF BIRTH

CELL/HOME

CURRENT ADDRESS (INCLUDE ZIP CODE)

IN CASE OF EMERGENCY CONTACT:
NEAREST RELATIVE NAME & PHONE

CURRENT LANDLORD/MORTGAGE CO INFO

COMPANY NAME

COMPANY ADDRESS

COMPANY PHONE #

ARE YOU NAMED ON A LEASE?

HOW LONG AT THIS ADDRESS?

MONTHLY RENT AMOUNT:

PREVIOUS LANDLORD/MORTGAGE CO INFO

PREVIOUS ADDRESS (INCLUDE ZIP CODE)

COMPANY NAME

COMPANY ADDRESS

COMPANY PHONE #

MONTHLY RENT AMOUNT:

CURRENT EMPLOYER INFORMATION
COMPANY NAME

ADDRESS

JOB TITLE

GROSS MONTHLY INCOME

START DATE

SUPERVISOR

PHONE #:

CURRENT EMPLOYER INFORMATION
COMPANY NAME

ADDRESS

JOB TITLE

GROSS MONTHLY INCOME

START DATE

SUPERVISOR

PHONE #:

NOTE: MANY EMPLOYERS WILL NOT VERIFY WAGES. IN ORDER TO EXPEDITE YOUR APPLICATION, WE WELCOME YOU TO ATTACH COPIES OF YOUR PAY STUBS.

PREVIOUS EMPLOYER INFORMATION
COMPANY NAME

ADDRESS

JOB TITLE

GROSS MONTHLY INCOME

START/END DATE

SUPERVISOR

PHONE #:

PREVIOUS EMPLOYER INFORMATION
COMPANY NAME

ADDRESS

JOB TITLE

GROSS MONTHLY INCOME

START/END DATE

SUPERVISOR

PHONE #:

LIST NAMES AND AGES FOR ALL PERSONS OTHER THAN THE APPLICANT(S) THAT WILL BE LIVING IN THE APARTMENT.

NAME _____ AGE _____
NAME _____ AGE _____

HAVE YOU EVER BEEN EVICTED? YES _____ NO _____ IF YES, WHEN: _____

WHY ARE YOU LOOKING TO RELOCATE? _____

DO YOU OWN ANY PETS? YES _____ NO _____ IF YES, PLEASE LIST TYPES AND BREEDS _____

HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES _____ NO _____ IF YES, PLEASE EXPLAIN: _____

APPLICATION FEE AND CORRESPONDING DEPOSIT:

I HEREBY APPLY TO LEASE THE ABOVE ADDRESS WITH A MONTHLY RENT IN THE AMOUNT OF \$ _____ BEGINNING ON (DATE YOU WOULD LIKE TO MOVE IN) _____. ENCLOSED WITH THIS APPLICATION IS A MONEY ORDER OR CHECK IN THE AMOUNT OF \$135.00, (\$100.00 TO GO TOWARDS THE TOTAL SECURITY DEPOSIT AND \$35.00 NON-REFUNDABLE APPLICATION FEE) WITH AN ADDITIONAL \$35.00 NON-REFUNDABLE APPLICATION FEE PER ADDITIONAL APPLICANT AND/OR COSIGNER. I UNDERSTAND THAT SHOULD THE APPLICATION BE ACCEPTED, THE \$100.00 DEPOSIT WILL BE CREDITED TO THE TOTAL AMOUNT OF THE SECURITY DEPOSIT WHICH IS \$ _____ (SECURITY DEPOSIT MAY BE HIGHER AFTER APPLICATION REVIEW.

AFTER ACCEPTING APPROVAL TERMS, I AGREE TO SIGN THE LEASE WITHIN 3 BUSINESS DAYS. I ALSO AGREE TO TAKE POSSESSION WITHIN 14 DAYS (UNLESS A PRE-LEASE) FROM THE DATE OF APPROVAL. IF I FAIL TO PERFORM ANY OF THESE AGREEMENTS, ANY DEPOSIT PAID WILL BE FORFEITED. I ALSO UNDERSTAND THAT IF THE APPLICATION IS DENIED, THE FULL SECURITY DEPOSIT MINUS THE NON-REFUNDABLE APPLICATION FEE(S) WILL BE REFUNDED WITHIN 14 BUSINESS DAYS TO WHOMEVER SIGNED THE CHECK/MONEY ORDER.

DISCLOSURE OF INFORMATION ON LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS

LEAD WARNING STATEMENT

HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD BASED PAINT FROM PAINT, LEAD FROM PAINT, PAINT CHIPS AND DUST CAN POSE HEALTH HAZARDS IF NOT MANAGED PROPERLY. LEAD EXPOSURE IS ESPECIALLY HARMFUL TO YOUNG CHILDREN AND PREGNANT WOMEN. BEFORE RENTING PRE-1978 HOUSING, LANDLORDS MUST DISCLOSE THE PRESENCE OF KNOWN LEAD BASED PAINT AND LEAD BASED PAINT HAZARDS IN THE DWELLING. TENANTS MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

LANDLORDS DISCLOSURE:

- A) PRESENCE OF LEAD BASED PAINT AND OR LEAD BASED PAINT HAZARDS: BROADWAY MANAGEMENT GROUP AND THE PROPERTY OWNERS ARE AWARE THAT LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS ARE OR HAVE BEEN PRESENT @ THE LOFTS OF BROADWAY.
- B) RECORDS AND REPORTS AVAILABLE TO THE LANDLORDS: BMG AND THE PROPERTY OWNERS HAVE NO REPORTS OR RECORDS PERTAINING TO LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS IN THE AFOREMENTIONED HOUSING. YOU MAY WANT TO CONTACT THE HOUSING AUTHORITY IF YOU WOULD LIKE TO OBTAIN ADDITIONAL INFORMATION.
_____ BMG REPRESENTATIVE

PROSPECTIVE RESIDENT(S) ACKNOWLEDGEMENT

- C) PROSPECTIVE RESIDENT(S) HAS HAD AN OPPORTUNITY TO REVIEW AND UNDERSTANDS THEY WILL RECEIVE THEIR OWN PAMPHLET ONCE THEY HAVE BEEN APPROVED FOR A RENTAL UNIT. PROSPECTIVE RESIDENTS HAVE THE RIGHT TO REQUEST A COPY PRIOR TO APPLYING.
_____ PROSPECTIVE RESIDENT(S) ACKNOWLEDGEMENT

BROADWAY MANAGEMENT GROUP ACKNOWLEDGEMENT

- D) BMG HAS INFORMED THE PROPERTY OWNERS OF THE OWNERS OBLIGATIONS UNDER 42USC 4852(D) AND IS AWARE OF THE RESPONSIBILITY TO ENSURE COMPLIANCE.
_____ BMG REPRESENTATIVE

CERTIFICATE OF ACCURACY

I FURTHER AUTHORIZE BMG TO INVESTIGATE MY CREDIT, RENTAL HISTORY, EMPLOYMENT AND INCOME. I ALSO AUTHORIZE BMG TO OBTAIN A CONSUMER REPORT INVOLVING CRIMINAL INFORMATION. THE FOLLOWING PARTIES HAVE REVIEWED THE INFORMATION ABOVE AND CERTIFY TO THE BEST OF THEIR KNOWLEDGE, THAT THE INFORMATION THEY HAVE PROVIDED IS TRUE AND ACCURATE, AND THIS APPLICATION SHALL SURVIVE THE SINGING OF THE LEASE AND SHALL BECOME A PART OF THE LEASE IF THE APPLICATION IS ACCEPTED.

_____ PROSPECTIVE RESIDENT	_____ DATE	_____ CO-APPLICANT/CO-SIGNER	_____ DATE
_____ BMG REPRESENTATIVE	_____ DATE		