

APPLICATION TO LEASE

revised: 08/21/07



FOR OFFICE USE ONLY	NEW ADDRESS	MOVE-IN-DATE	TERM	RENTAL RATE	DEPOSIT
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PERSONAL DATA

LAST NAME	FIRST NAME	MIDDLE INITIAL	DATE OF BIRTH	SOCIAL SECURITY NUMBER

LIST MARRIED, DIVORCED, MAIDEN AND ANY/OR OTHER NAMES AND THE YEARS THOSE NAMES WERE USED IN THE LAST TEN YEARS.

LAST NAME	FIRST NAME	MIDDLE INITIAL	DATES

LIST OTHER OCCUPANTS AND RELATIONSHIP TO ABOVE (SPOUSE, SON, DAUGHTER, COUSIN, FRIEND, ETC.)

LAST NAME	FIRST NAME	MIDDLE INITIAL	RELATIONSHIP	DATE OF BIRTH	SOCIAL SECURITY NUMBER

ADDRESS DATA

PRESENT ADDRESS	CITY & STATE	ZIP	AREA CODE	YOUR PHONE
			()	
NAME OF APARTMENT COMPLEX OR LANDLORD NAME	OCCUPIED APT NO.	FROM	TO	THEIR PHONE
		MO. YR.	MO. YR.	()
PREVIOUS MAILING ADDRESS	CITY & STATE	ZIP	AREA CODE	YOUR PHONE
			()	

HAVE YOU EVER BROKEN A LEASE OR BEEN EVICTED FROM AN APARTMENT? YES NO

HAVE YOU EVER BEEN CONVICTED OF A FELONY? YES NO

HAVE YOU EVER HAD A CRIMINAL CASE EXPUNGED, DEFERRED OR DIVERTED? YES NO

DO YOU HAVE ANY CRIMINAL CASES PENDING AT THIS TIME IN ANY CITY, STATE, OR FEDERAL COURT SYSTEM? YES NO

DO YOU HAVE A LEGAL RIGHT TO BE IN THE UNITED STATES? YES NO

DO YOU HAVE ANY PETS? YES NO
IF YES, PLEASE LIST BREED: _____

EMPLOYMENT RECORD

EMPLOYER'S NAME	POSITION	SUPERVISOR	STATE PERIOD WORKED AND APPROXIMATE NET MONTHLY INCOME			
			FROM	TO	INCOME	
EMPLOYER'S ADDRESS	COMPANY PHONE	YOUR WORK NUMBER	MO	YR	MO	YR
	()	()				
SPOUSE'S EMPLOYER'S NAME & ADDRESS	COMPANY PHONE	SPOUSE'S PHONE	FROM	TO	INCOME	
	()	()	MO	YR	MO	YR

AUTO REPORT

MAKE OF AUTO	YEAR	LICENSE PLATE NUMBER	STATE	DRIVERS LICENSE #	STATE	HOW MANY AUTOS WILL YOU KEEP HERE?

EMERGENCY DATA

IN CASE OF EMERGENCY, CONTACT - NAME AND ADDRESS (LIST 2)	RELATIONSHIP	HOME PHONE	WORK PHONE
		()	()
		()	()

REFERRED BY

Upon receipt of this application, the owner shall reserve for the applicant, the apartment designated on the top of this page. A non-refundable application fee of _____ is collected at the time this application is submitted as a cost to process this application. THE UNDERSIGNED Agent, acknowledges receipt of the sum of \$ _____ as a non-interest bearing deposit for holding _____ at _____. As consideration for the sum paid, the Agent shall hold the apartment until _____ for applicant to sign a lease.

In the event the applicant is approved and the applicant fails or refuses to execute and enter into the contemplated lease, owner shall retain said deposit as liquidated damages to cover the costs including but not limited to, the loss of any rent occasioned by the owner reserving said apartment for the applicant, expenses for re-leasing and overhead attributable to advertising, bookkeeping and similar costs. If the contemplated lease is executed by the applicant and the owner, the earned deposit shall be applied toward the security deposit as defined in said lease. In the event this application is disapproved by the owner, or for any other reason for which the owner is responsible, the lease agreement is not consummated, this deposit shall be returned to the applicant.

Pursuant to K.S.A. 53-601, as amended, the undersigned declares that under the penalty of perjury that the foregoing is true, correct and complete. The undersigned authorizes verification of information and references given. FIDELITY MANAGEMENT CORPORATION may obtain a background, credit, and or consumer report or you which may include information on character, general reputation, personal characteristics, and mode of living from public record sources or personal interviews with previous employers or associates. Both parties acknowledge that this agreement is not a lease, and neither party has lease rights or obligations hereunder

As Agent for Fidelity Management Corporation

Date

Applicant's Signature

Applicant's Signature

Applicant's Signature

LEASING CRITERIA

Any and all prospective residents must fill out an “Application to Lease”. Credit and background checks are also completed for each applicant. Below are the three (3) requirements that all applicants must fulfill in order to be eligible to rent from any Fidelity Managed Property.

1. Monthly income must be equal to or greater than 3 times the monthly rent.
 - a. When married couples are applying their incomes may be combined when figuring the monthly income requirement.
 - b. Any and all roommates must qualify individually (monthly income equal to 3 times the monthly rent). No exceptions will be considered. If one or more roommates do not meet this qualification then a co-signer should be considered.
2. Credit Reports must be completed for all applicants. Below are the credit report requirements to be eligible to lease at a Fidelity Managed Property.
 - a. Must have good credit history for the past 5 years.
 - b. Medical charges will be exempt from the 5-year requirement.
3. Criminal Background checks are also currently done. Anyone with a prior *felony, eviction, or outstanding child support* is automatically disqualified. Serious misdemeanors may also result in disqualification.
4. Past rental history must be verified. If the applicant has no previous rental history and items #1, #2 & #3 above are complete then applicant may be approved.

Occupancy standard for Fidelity Managed Properties are 2 persons per bedroom.

Signature

Date

Signature

Date

Signature

Date

Apartment # _____

PRE-RENTAL SCREENING QUESTIONNAIRE

Criminal History and Background Check

In consideration of the execution of a Rental Agreement or Renewal Agreement for the dwelling unit identified in the lease, all Resident(s) must complete the following:

Have you or ANYONE who is to reside with you (regardless of age) EVER...

- 1. Been arrested, cited, prosecuted, plead guilty to, entered into diversion or suspended sentencing, or been convicted of any crime regardless of severity?
 YES NO
- 2. Been placed on probation, parole, or effected by the Megan Laws (Registered Sexual Offender Program)?
 YES NO
- 3. Been in a gang, currently a member of a gang, or associate with known or registered gang members?
 YES NO
- 4. Been involved in, or currently involved in any illegal activity?
 YES NO
- 5. Currently have any criminal or civil charges pending against you?
 YES NO
- 6. Been evicted or had a forcible detainer filed against you or a household member?
 YES NO
- 7. Been a petitioner in a case in bankruptcy court?
 YES NO
- 8. Had or currently have a warrant for your arrest?
 YES NO
- 9. Moved to avoid eviction because of any reason?
 YES NO

Please explain all "Yes" answers from the other side in detail. Be sure to answer what happened, when, where and the results of that incident.

_____ : _____

All residents should acknowledge that the property owner(s) and management work closely with the Wichita Police Department. By signing this Addendum you acknowledge that ALL the information contained about you or any resident(s) of your household is true and correct. **ANY DISCREPANCIES FOUND EVEN AFTER THE TIME OF MOVE IN SHALL BE CONSIDERED AS A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.**

By signing this document, you acknowledge that you and/or any member(s) of your household authorizes the property owner(s) and/or management to verify the information enclosed by any means of investigation including but not limited to references, credit reports, criminal records, tenant performance reports, and any other means deemed necessary. The applicant(s), resident(s), and household members release the property owner(s) and management from any liability of false information that may be disseminated to the property that may look unfavorably on them.

Resident Signature Date

Resident Signature Date