

WINDSOR VILLAGE APARTMENTS

Dear Applicant:

We are happy that you have chosen to apply with us for a new apartment home. Before you pay your \$35.00 application fee, please take a moment to read over our requirements:

Age Requirement

All applicants should be 21 years of age or older. However, if they are 18 or older, and are a full time local College or University student, they may be accepted with an approved co-signer.

Income Requirement:

We must verify that you have a steady monthly income that is 3 times equal/greater than the monthly rent payment. Co-signers must have an income that is 4 times equal/greater than the monthly rent payment.

Credit Report:

Your credit history will be run from a national credit reporting agency. Your credit score will be a part of the credit history and will be considered in the evaluation. Your application will not be accepted if there have been any bankruptcy filings in the past 5 years.

Criminal History

A satisfactory criminal background check is required for acceptance. Multiple misdemeanors, misdemeanor assault or a felony conviction may result in denial.

Rental History

Previous rental history will be verified. Previous eviction, skip, rental housing judgements, excessive damage, lease violations, consistent late payments and/or returned checks may result in denial.

Applicants less than 21 years of age and full time University/College students:

These applicants may apply with a cosigner, but the cosigner's income requirements will be higher because of the added rental burden placed on the cosigning individual. Cosigners must also complete our application form. **A notarized application may be accepted if applicant or cosigner is unable to appear in person with a valid state or government issued I.D.**

No current illegal drug use and/or prior drug-related convictions (selling or manufacturing illegal drugs).

No water containing furniture.

Security deposit: 1 bedroom from \$400, 2 bedroom from \$450, 3 bedroom from \$550.

Pet deposit: some restrictions apply. \$300/pet (Limit 2) No ferrets.

Applicants will be screened carefully and all information provided on the rental application will be verified. A credit report and a criminal background check will be run, employment confirmed and prior rental history checked. The rental application must be filled out completely. Incomplete applications cannot be processed and applications that contain untruthful information may be denied. We welcome your suggestions as to how we might do that task better and more efficiently. We will do our best to process your application quickly and give you an answer within a reasonable time.

Please sign and date this letter where indicated below, and give it to the Manager. The Manager has additional copies if you would like to keep a copy for your files. Thank you for making application at our Community; we sincerely hope that you will be a long-term resident with us.

Sincerely,
Management

Applicant _____ Date _____

WINDSOR VILLAGE APARTMENTS
6490 U.S. Highway 49 North
Hattiesburg, MS 39401
(601) 582-1561 Fax (601) 582-3940

RESIDENTIAL RENTAL APPLICATION

(Each adult complete a separate application. Please print clearly.)

Name of applicant _____ Phone _____

Address _____ City/State/Zip _____ How long? _____

Social Security Number _____ Date of Birth _____

Landlord: _____ Phone: _____

Address: _____ Monthly Rent: _____

Reason for leaving _____

Previous Landlord _____ Phone: _____

Full names of all individuals (and ages of children) that will be occupying Windsor Village Apartment:

Pets (specify: age, weight & breed) _____

Have you ever been evicted, sued for nonpayment of rent, or breached a lease? (If so, explain) Y/N _____

Have you ever been convicted of selling or manufacturing illegal drugs or controlled substances? Y/N _____

Have you ever filed bankruptcy or are you presently involved in an active bankruptcy case? Y/N When? _____

Have you ever been convicted of a felony? Y/N _____

Are you a student: YES / NO Where: _____ Date enrolled: _____

Employer _____ Phone: _____

Address: _____ Occupation: _____

Gross monthly salary _____ Length of employment _____

In case of emergency

Notify: _____ Relationship _____

Address: _____ Phone: _____

I certify that the above is true and complete. I authorize the verification of this information by contacting any or all individuals, financial institutions, credit bureaus and criminal background checks at the discretion of Windsor Village Management. Incomplete applications cannot be processed and applications that contain untruthful answers will be rejected. A notarized application may be accepted if applicant or cosigner is unable to appear in person with a valid state or government issued I.D..

Signed: _____ Date: _____

Print Name as it appears on Identification: _____

Notary: _____ Seal: _____