

RENTAL APPLICATION

Mailing Address: 620 W Lafayette St, #4, Fayetteville, AR 72701
M: 479.530.8258 | E: info@kellyprop.com | W: kellyprop.com

Please place a check in the box under the apartment community(ies) to which you are applying.

LAFAYETTE GREGG APARTMENTS

610 W Lafayette St

☐

LAFAYETTE STREET APARTMENTS

620 W Lafayette St

☐

Desired lease start date (Indicate flexibility):

Desired number of bedrooms (1 or 2):

IMPORTANT! If you have little or no credit or work history you may be required to have someone serve as a guarantor to the Rental / Lease Agreement. Similarly, if a parent(s) or someone else will be financing rental payments on your behalf that person is required to serve as a guarantor. For any of these cases, the application for guarantor is found with this application package.

Each person desiring residence must fill out an application. Co-applicant's name:

PERSONAL INFORMATION

Co-applicants please be sure to fill out another Rental Application form.

FULL NAME: Do you smoke? (Please circle one) Yes No

Email: Phone:

Social Security #: Driver's License #: State:

Marital Status: (Please circle one) Single Married Sep Div Date of Birth:

Are you currently a student? (Please circle one) No Undergraduate Student Graduate Student

If currently a student how many years left to completion? (Please circle one) NA 1 2 3 or more

RESIDENCE HISTORY

CURRENT ADDRESS: City: State: Zip:

Name of Landlord or Mortgage Co: Phone:

Monthly Payment \$ Date From: To: Reason for leaving:

PREVIOUS ADDRESS: City: State: Zip:

Name of Landlord or Mortgage Co: Phone:

Monthly Payment \$ Date From: To: Reason for leaving:

EMPLOYMENT INFORMATION

CURRENT EMPLOYER: Phone:

Employer's Address: City: State: Zip:

Position: How long at this job? Monthly Salary \$

OTHER INFORMATION

AUTOMOBILE Make/Model: Year: Color: Tag #: State:

OTHER INCOME: If there are other sources of income you would like us to consider, please provide details below.

Student loan or scholarship per month: (\$) Financial assistance from parents per month: (\$)

Graduate student stipend per month: (\$) Second job per month: (\$)

HAVE YOU EVER: Been sued or taken to court for non-payment of rent? (Please circle one) Yes No

Been party to an eviction or asked to move-out? (Please circle one) Yes No

Broken a rental or lease agreement? (Please circle one) Yes No

Been sued or taken to court for damage to rental property? (Please circle one) Yes No

Declared bankruptcy? (Please circle one) Yes No

Been convicted of a crime other than traffic violation? (Please circle one) If YES, provide details below. Yes No

ADDITIONAL DETAILS:

In case of emergency notify: Phone:

APPLICANT'S AGREEMENT: CREDIT/CRIMINAL: I hereby consent to allow Owner and its designated agents and employees to obtain a consumer credit report and criminal record information for the purpose of determining whether to lease an apartment to me. Upon my request, Owner will tell me whether either of the reports were requested and the names and addresses of any consumer reporting agency that provided such reports. INSURANCE: Owner and Agent carry no insurance on the personal property of tenants. It is recommended that you obtain at least liability coverage. MANAGER AND STAFF REPRESENT OWNER: Applicant(s) agree and understand that the Apartment Community Manager and all staff and employees of Owner represent the Owner exclusively in the apartment application and leasing process. VERIFICATION: I represent that all of the information in this Rental Application is true and accurate to the best of my knowledge. Furthermore, in the event that Lafayette Gregg Apartments, LLC or Lafayette Street Apartments, LLC determines that any of the foregoing information is false, I waive any rights that I may have under applicable law to notice or the establishment of grounds for eviction and grant Lafayette Gregg Apartments, LLC or Lafayette Street Apartments, LLC as appropriate the unconditional right to cancel my lease and immediately cause my eviction without prior notice or the establishment of grounds for eviction. I have read and agree with the previous statements. Finally, by signing this document in an electronic manner I authorize my electronic signature to be valid and binding upon me in the same force and effect as a handwritten signature and understand I may still be required to provide a traditional signature at a later date. I have read and agree with the above statements.

APPLICANT'S SIGNATURE:

DATE:

GUARANTOR APPLICATION

Mailing Address: 620 W Lafayette St, #4, Fayetteville, AR 72701

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LAFAYETTE GREGG APARTMENTS

LAFAYETTE STREET APARTMENTS

IMPORTANT! This form is for those individuals who are applying to serve as a guarantor of either a Lafayette Gregg Apartments or Lafayette Street Apartments Lease Agreement. The completion of this form is required in the circumstance apartment applicants have little or no credit or work history, or whose parent(s) or someone else will be making rental payments on the applicant's behalf. Its purpose is to collect information necessary to determine the ability of a guarantor to live up to his or her guarantee obligations. If this application is approved the signee may be asked to sign an Apartment Lease Contract Guaranty (Addendum to Apartment Lease Contract) as part of the Lease / Rental Agreement for the Applicant or Co-Applicant indicated on this form. It is especially, important that the Guarantor know the terms of the Lease / Rental Agreement. Please ask to see a copy by using the email address indicated above. The guarantor will be agreeing to guarantee all obligations of resident(s) under the Lease / Rental Agreement including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments and all other sums which may become due under the Apartment Lease Contract. He or she may be asked to agree to the following: That their obligations as guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease / Rental Agreement which may be agreed to from time to time between resident(s) and us; that, if we, as owner of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices to the guarantor, or make demands to him or her, as guarantor, he or she will not consider it as a waiver of our rights as owner, against him or her as guarantor; that, all of our remedies against the resident(s) apply to guarantor as well; that all residents, guarantors and guarantor's spouse are jointly and severally liable; that it is unnecessary for us to sue or exhaust remedies against residents in order for him or her to be liable; that the Agreement / Guaranty is part of the Lease / Rental Agreement and shall be performed in the county where the dwelling unit is located.

Name of rental applicant(s) with whom you are most directly associated:

PERSONAL INFORMATION

FULL NAME:	Phone:
Date of Birth:	Social Security #:
Email:	Driver's License #: State:
Marital Status (Please circle one)	Single Married Divorced Widowed Separated
Total number of dependents under the age of 18 or in college:	
Relationship to Rental Applicant:	

RESIDENCE HISTORY

CURRENT ADDRESS:	City:	State:	Zip:
Name of Landlord or Mortgage Co:	Phone:		

EMPLOYMENT INFORMATION

CURRENT EMPLOYER:	Phone:
Employer's Address:	City: State: Zip:
Position:	How long at this job? Monthly Salary \$

YOUR SPOUSE

FULL NAME:	Phone:
Date of Birth:	Social Security #:
Email:	Driver's License #: State:
CURRENT EMPLOYER:	Phone:
Employer's Address:	City: State: Zip:
Position:	How long at this job? Monthly Salary \$

OTHER INFORMATION

To your knowledge have you, your spouse, or the Applicant or Co-Applicant listed on this application ever:		
Been sued or taken to court for non-payment of rent? (Please circle one)	Yes	No
Been party to an eviction or asked to move-out? (Please circle one)	Yes	No
Broken Rental or Lease Agreement? (Please circle one)	Yes	No
Been sued or taken to court for damage to rental property? (Please circle one)	Yes	No
Declared bankruptcy? (Please circle one)	Yes	No
Been convicted of a crime? (Please circle one) If YES, provide details:	Yes	No

APPLICANT'S AGREEMENT: I hereby consent to allow Owner and its designated agents and employees to obtain a consumer credit report and criminal record information for the purpose of determining whether to lease an apartment to the Rental Application Applicant or Co-Applicant. I represent that all of the information in this Rental Application is true and accurate to the best of my knowledge. I understand that the landlord may terminate any rental agreement entered into for any misrepresentation made above. I have read and agree with the previous statements. Finally, by signing this document in an electronic manner I authorize my electronic signature to be valid and binding upon me in the same force and effect as a handwritten signature and understand I may still be required to provide a traditional signature at a later date.

YOUR SIGNATURE:	DATE:
SPOUSE'S SIGNATURE:	DATE:

RENTAL HISTORY VERIFICATION

LAFAYETTE GREGG APARTMENTS, LLC

LAFAYETTE STREET APARTMENTS, LLC

Mailing Address: 620 W Lafayette St, #4, Fayetteville, AR 72701

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Rental Applicant and Rental Co-Applicant, on separate copies of this form please fill in the blanks in the box below, sign in the designated space inside the box below, and return with Rental Application. Our office will then have it filled out by your current/previous Landlord or Management Company.

The individual signed below has submitted a rental application to either Lafayette Street Apartments or Lafayette Gregg Apartments.

Please provide the information requested and either call it back to 479-530-8258 or email to kellyprop@kellyprop.com.

Thank you for your prompt response.

Name of Applicant (Please print): _____

For the purpose of acquiring housing at either Lafayette Gregg Apartments or Lafayette Street Apartments in Fayetteville, AR I hereby authorize release of my rental history information requested below for my rental address at:

Landlord	Street and Apt. #	City	State	Zip	Phone
		Rental Applicant's Signature		Date	

MANAGER USE ONLY:

Beginning Rental Date: _____

Ending Rental Date: _____

Rental Amount per Month: \$ _____

Number of times rent paid late: _____

Number of NSF checks: _____

Did renter give proper notice?

☐ Yes

☐ No

Have there been any lease violations?

☐ Yes

☐ No If Yes, what nature? _____

Have there been any noise complaints?

☐ Yes

☐ No If Yes, how many? _____

Pets?

☐ Yes

☐ No If Yes, what kind? _____

Have legal proceedings ever been filed on this resident?

☐ Yes

☐ No

If still residing at your property, is renter in good standing?

☐ Yes

☐ No If No, please explain below.

If no longer at your property, did the renter leave a balance due? ☐ Yes

☐ No If Yes, amount? _____

Would you re-rent to renter?

☐ Yes

☐ No If No, why not? _____

Comments: _____

Information Provided By (Please print): _____ Position: _____

Signature: _____ Date: _____