

APPLICATION, AGREEMENT AND DISCLOSURE FOR APARTMENT LEASE CONTRACT

PROPERTY NAME: _____ Malcomson APPLICATION DATE: _____
BUILDING ADDRESS: 1215 Griswold, Detroit, MI 48226 MOVE-IN DATE: _____
APT NO APPLIED FOR _____

APPLICATION

Total Number of People to Occupy the Apartment: _____

(Note: All adult residents (Age 18 or greater) must complete and sign a separate Application, Agreement and Disclosure.
Renters insurance is required for living at this community
The community has a NO CASH policy, Move-In costs must be paid with a Cashier's Check or Money Order ONLY)

GENERAL INFORMATION:

Name	Date of Birth	Social Security Number	
Present Street Address	City	State	Zip
Current Telephone Numbers: Home	Work	Cell	
Email Address	Drivers License No./State OR Govt. Issued Photo ID No.		
Vehicle Year, Make, Model & Color	License Plate Number		

EMPLOYMENT & INCOME INFORMATION:

Employer Name			
Employer Address	City	State	Zip
Supervisor's Name	Telephone Number	Email Address	
Position Held	Dates of Employment	Gross Monthly Income	

(If employed by the above for less than two (2) years, complete previous employer information.)

Previous Employer Name			
Previous Employer Address	City	State	Zip
Supervisor's Name	Telephone Number	Email Address	
Position Held	Dates of Employment	Gross Monthly Income	

Please describe other sources of monthly income and gross monthly amounts you would like us to consider:

BANKING INFORMATION:

Name of Bank(s)	Telephone Number	Email Address	
Bank(s) Address	Account Numbers: Checking Saving		

BEDROCK MANAGEMENT SERVICES LLC

RENTAL CRITERIA

Welcome to Malcomson. Thank you for choosing us as your place to live. In order to reside in our community, we require that each Applicant be at least 18 years of age and meet certain rental criteria which includes screening through Yardi or a similar company. Please note that the term "Applicant" applies to all Residents to be identified on the Rental Agreement as being responsible for paying rent. The scoring matrix used by Yardi or a similar company includes, but is not limited to, information on debt to income ratios, employment stability, rent to income ratios, residence stability, gross income, and payment history. Additionally note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by Malcomson of criteria used prior to these requirements going into effect; our ability to verify whether these requirements have been met is limited to the information we receive from the various reporting services used.

As part of the application process, prospective Residents may be required to provide proof of the following minimum standards to include, but not be limited to:

INCOME: Total gross monthly combined household income for all adult applicants must be at least three (3) times the amount of the monthly apartment rental rate. Applicants may be required to have a Guarantor(s). Section 8 Applicants are not required to meet the minimum income guidelines.

EMPLOYMENT: All prospective Residents must have (1) a verifiable employment in this country, or (2) a verifiable source or sources of income. If the Applicant is self-employed or receives money from non-employment sources, the Applicant must provide (1) a photocopy of a tax return from the previous year, or (2) a financial statement from a certified public accountant verifying employment and income, or (3) photocopies of the Applicant's three most current bank statements.

IDENTIFICATION: All Applicants must have a United States or state government-issued photo I.D. A social security number is additionally required.

NON-CITIZENS: Applicants who are citizens of another country must provide (1) a current and valid passport; (2) the INS document that entitles the Applicant to be in the United States; AND (3) proof of employment in this country or an I-20 verifying student status and proof of due and proper enrollment at a qualifying educational institution.* Property Management may ask to make a photocopy of any of the Applicant's INS documents, passport and/or visa.

* If the Applicant cannot provide proof of enrollment at the time the Rental Application is submitted, the Applicant's approval may be, at the sole and absolute discretion of Property Management, conditioned upon submitting proof of enrollment as soon as it becomes available.

CRIMINAL HISTORY: A criminal history/background check will be done on each and every Applicant over the age of 18. Under no circumstances can a waiver be granted to, or a Rental Application accepted from, any new Applicant who has a felony conviction, a sex offense conviction, or whose name appears on a sex offender registry maintained by law enforcement officials or agencies. Misdemeanors against a person will be reviewed and approved at the sole and absolute discretion of Property Management.

This requirement DOES NOT constitute a guarantee or representation that Residents or occupants currently residing at the apartment complex have not been convicted of a felony or sex offense or are subject to deferred adjudication involving use or possession

of an illegal substance; there may be Residents or occupants that have resided at the apartment complex prior to this rental criterion going into effect; additionally, Property Management's ability to verify this information is limited to the information made available to us by the various applicable reporting systems and services.

RENTAL HISTORY:

Previous rental and payment history shall be thoroughly reviewed, and negative rental and/or payment history shall not be accepted. Negative rental and/or payment history is described as, but not limited to, any damages owed, rental related debt as described above, delinquent rental payment, and/or evictions filed within the past twenty-four (24) months.

OCCUPANCY GUIDELINES:

One (1) Bedroom – Maximum of Two (2) Occupants
Two (2) Bedrooms – Maximum of Four (4) Occupants
Three (3) Bedrooms – Maximum of Six (6) Occupants

GUARANTOR QUALIFYING PROCEDURES

In the event that Applicants' qualification is "conditional" they may opt to increase their security deposit by up to another half month's rent or secure a guarantor for the term of the apartment rental agreement as noted below:

GUARANTOR INCOME:

The monthly income of the Guarantor(s) must total at least three (3) times the sum of the monthly rental rate. Guarantor(s) must have (1) verifiable employment in this country or (2) a verifiable source of income. If Guarantor(s) is self-employed or receives money from non-employment sources, the Guarantor(s) must provide (1) a photocopy of a tax return from the previous year, or (2) provide a financial statement from a certified public accountant verifying employment and/or income, or (3) photocopies of the three most recent bank statements.

GUARANTOR RESIDENCY:

The Guarantor(s) must reside within the United States.

WAITLIST/ PREFERENCES:

When all units of a specific floor plan are occupied, prospects wishing to be placed on the waitlist will be required to review and sign the then current rental criteria. Guest card information will be taken. The waitlist will be maintained in order of time/ date the guest card information and rental criteria are received. Accessible units are available in each community; hearing and vision impaired units are also available in select communities. Preference for those units will be given to persons with a disability. Of these preferences, persons who need the features of an accessible unit will have first preference for an accessible unit with those features. If a current tenant requires features of an accessible unit, preference will be given to the current tenant over a qualified applicant on the waitlist.

When an accessible unit is going to be available, the first prospect on the waitlist with a preference will be contacted. If there are no waitlisted prospects with preferences, the first waitlisted prospect will be contacted. Property Management will attempt contact by all means listed on the guest card (i.e. home, work, or cell phone numbers, and email). After a period of 24 hours with no response or alternative way of to contact the waitlisted prospect, the prospect will be removed from the waiting list.

BEDROCK MANAGEMENT SERVICES LLC AND 1215 GRISWOLD LLC/MALCOMSON SUPPORT THE FAIR HOUSING ACT, AS AMENDED, PROHIBITING DISCRIMINATION IN HOUSING BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS.

I HAVE READ AND UNDERSTAND THE RENTAL POLICIES SET FORTH HEREIN.

Applicant Signature

Date

Guarantor Signature

Date

Guarantor Signature

Date

RENTAL HISTORY:

Current Landlord Name

Current Landlord Address City State Zip

Current Landlord Telephone Number(s) Email Address

Residence Address and Unit Number City State Zip

Dates of Tenancy: Beginning Ending Reason for Leaving/Moving

(If a resident at the above for less than two (2) years, complete previous rental information.)

RENTAL/CREDIT/CRIMINAL HISTORY:

Have you ever filed for bankruptcy? If so, please list date(s) and discharge information: _____

Have you ever been evicted from a tenancy? If so, please list the relevant Landlord/Residence information and describe the circumstances:

Have you ever intentionally refused to pay rent when due? If so, describe the circumstances: _____

Have you ever moved out of a rental property prior to the end of the lease without the owner's consent? _____

Have you ever been charged, detained or arrested for a felony or misdemeanor involving a controlled substance, violence to another person, destruction of property or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered supervision or other pretrial diversion program? _____

AGREEMENT

In consideration of this application being considered and processed, Applicant hereby agrees to tender a **nonrefundable** application fee of \$50.00.

If Landlord/Owner approves this application, Applicant agrees to tender the full amount of the security deposit for the apartment unit within twenty-four (24) hours of written notification of said approval. If Applicant fails or refuses to execute the written Apartment Leasing Contract, Applicant understands and agrees that the entire security deposit will be forfeited as liquidated damages. Applicant’s agreement to forfeit liquidated damages is in recognition that damages in some measure will be caused by its failure or refusal to proceed; the exact amount of such damages would be difficult to quantify; and the amount of liquidated damages is reasonably related to the probable actual damages.

If it ever becomes necessary for service of process upon Applicant, in addition to all other lawful forms and methods of service, Applicant hereby authorizes service of process upon any person identified above to be contacted in case of emergency, and agrees that such service shall be deemed good and sufficient for all purposes, as if Applicant had been served personally. Finally, Applicant understands and agrees that if there is a change in any of the information contained in this application; Applicant will notify the Landlord/Owner or Property Manager within ten (10) days of such change.

Furthermore, Applicant has read and agreed to all provisions of this application and fully understands the terms and conditions contained herein. Applicant understands that this application is part of the Apartment Lease Contract. Applicant hereby authorizes 1215 Griswold, LLC/Bedrock Management Services through its representatives to make any necessary investigation as to the information contained herein, which investigation may include, but may not be limited to, a credit report, verification of employment, past rental history, criminal records and background search(es). Applicant, therefore, consents to this investigation, and certifies that all stated facts herein are true, and it is understood and acknowledged that any misrepresentation or omission may be cause for the Landlord/Owner or the Property Manager to reject this application and/or terminate the ensuing Apartment Lease Contract.

The undertakings, representations and warranties contained in this Agreement and application will continue, even after the execution of an Apartment Lease Contract.

APPLICANT:
(Signature required for processing)

LANDLORD/OWNER:
1215 Griswold, LLC
By: Bedrock Management Services, as agent for Landlord

Signature: _____

By: _____

(Print Name) _____

Name: _____
Title: Property Manager

DISCLOSURE

PROJECT INFORMATION: Malcomson/1215 Griswold
1215 Griswold, LLC(Owner)

MANAGEMENT COMPANY: Bedrock Management Services

PROPERTY MANAGER: _____

1215 Griswold
Detroit, MI 48226

The Management Company and the Property Manager, or their agents or representatives, are each authorized to manage the project and to act for and on behalf of the project owner for the purpose of executing documents, service of process, and receiving and receiving for notices and demands.

