

UNIVERSITY

Resident Application

CROSSING

1201 West California • Ruston, LA 71270

Office: (318) 255-2777 • Email: info@universitycrossingapts.com

www.universitycrossingapts.com

Requested Unit Type (check one): Two Four Bedroom Requested Move-in Date: _____

Applicant's Name: _____ Cell Telephone #: _____ Home Telephone #: _____

Email Address: _____ Date of Birth: _____ Social Security #: _____ - _____ - _____

Driver's License #: _____ State of Issue: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Expiration Date of Current Lease: _____ Apt / Dorm Name: _____

Manager: _____ Telephone #: _____

Permanent / Parent's Address: _____ City: _____ State: _____ Zip: _____

How did you find out about University Crossing Apartments? _____

Vehicle Information

Make: _____ Model: _____ Color: _____ Year: _____

Tag #: _____ State: _____ Name Registered To: _____

Personal Information

School Attending: _____ Year in School: _____ Anticipated Graduation Date (mo/yr): _____

Place of Employment: _____ Telephone #: _____ Length of Employment: _____

Income: \$ _____ /hr; \$ _____ /week; Monthly Income \$ _____ : Supervisor's Name: _____

Guarantor's Information

Name: _____ Relationship to You: _____ Home Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Place of Employment: _____ Position: _____ Length of Employment: _____

Work Home #: _____ ; Monthly Income: \$ _____ : Supervisor's Name: _____

This is a lease application for an undivided Interest in a bedroom that is part of a unit of bedrooms at University Crossing Apartments, located at 1201 West California, Ruston, LA 71270, which unit landlord will identify' in a written notice to Tenant prior to the beginning of the Term. As used in the application, "you" means the applicant (resident or tenant) whose name appears above. The applicant and the Guarantor or Sponsor of the applicant, are liable jointly, severally and in solido for any payments due to us. "We", "our" or "us" means the landlord. **UPON EXECUTION OF THIS APPLICATION, YOU ACKNOWLEDGE THAT YOU HAVE READ AND AGREE TO ALL ITS PROVISIONS.**

CORRECT INFORMATION: You represent that all of the above statements are true and complete, and you authorize verification of the above information, references and credit records. You understand that you have paid to us the sum of \$50.00 as a non-refundable fee for our cost and expenses in checking your credit and the credit of your Guarantor(s) or Sponsor. You acknowledge that false information may constitute a criminal offense under the laws of the state of Louisiana.

HOLDING FEE AGREEMENT: If you are approved by us and the Lease is entered into, you agree to give us a \$175.00 'Holding Fee' in consideration for our reserving a dwelling and taking it off the market. The Holding fee will be credited to the required \$75.00 Activity Fee and the \$100 Move-In Fee once we have assigned you a unit. if you are assigned a unit, but fail to pay the first month's rent, the Holding Fee will be retained by us for liquidated damages. We will not assign a rental space at the time of the execution of the Lease due to the exigencies of construction and/or roommate matching. Unit Assignment will be furnished only after the lease and other Guaranty documents have been properly executed by all parties and applicable rentals and fees have been paid. This application does not obligate us to execute a lease or deliver possession of the proposed premises.

GUARANTY OF LEASE: in order to induce us to lease to you, you (as the applicant) must provide a Guarantor or Sponsor who (if more than one, jointly, severally and in solido) unconditionally guarantee the payment of all obligations under the Lease to be executed by the you or any renewal, extension or subsequent Lease (whether the same or different unit), and to pay all amounts, including but not limited to rent, fines imposed pursuant to the Rules and Regulations, charges for damages to the Apartment, late charges or attorney's fees incurred in the enforcement of the Lease or any renewal, extension or subsequent lease. Failure to provide a Guaranty will entitle us to refuse your application for that reason and retain the holding Fee as agreed for liquidated damages.

EQUAL CREDIT OPPURTUNITY ACT: The Federal ECOA prohibits discrimination against credit applicants on the basis of sex, race, or marital status. The Federal Agency which administers compliance with this law concerning this rental home is In the Federal Trade Commission.

I HAVE READ AND AGREE TO THE PROVISIONS STATED & HAVE ATTACHED A PHOTOCOPY OF MY CURRENT DRIVER'S LICENSE.

Applicant's Signature: _____ Date: _____ Office USE: _____ License verified by: _____

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Roommate Matching Questionnaire

1201 West California • Ruston, LA 71270

Office: (318) 255-2777 • Email: info@universitycrossingapts.com

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To assist us in locating the apartment to meet your wants and needs and/or most compatible roommates, please complete this form thoroughly and honestly.

Name: _____ Contact Telephone # _____ Age _____ Gender _____ Current Living Address _____

Email Address _____ School Attending _____ Year _____ Major _____ Current Address (con't) _____
Or Working Non-Student

Requested Move-in Date Shown on Application: _____, 2008

Requested Unit Type? (circle one) **2 / 4 Bedroom**

If you are bringing roommates, please list them below: (all applications must show same move-in date request) _____

Which Bedroom do you prefer (1, 2, 3, or 4)? Any bedroom; _____
1st Choice 2nd Choice 3rd Choice

What floor would you prefer to live on? 1st _____ 2nd _____ 3rd _____

Preferred Age of Roommates? Freshman _____ Sophomore _____ Junior _____ Senior _____ Graduate _____ Working _____ (not in school)
_____ (Males Only) _____ (Females Only) _____ (Coed)

What furnishings will you be bringing? _____

Major: _____

Pet Peeves: _____

Personal Preferences:

Shy	1	2	3	4	5	Outgoing
Hardly Study	1	2	3	4	5	Very Studious
Messy	1	2	3	4	5	Neat Freak
Do not use TV	1	2	3	4	5	Couch Potato
Do not use Stereo	1	2	3	4	5	Listen Non-stop
light Entertainer	1	2	3	4	5	Party Animal
Night Owl	1	2	3	4	5	Early Bird
Do not Drink	1	2	3	4	5	Drink
Do not Smoke	1	2	3	4	5	Smoke

Signature _____

Date _____

By signing above, you are giving us permission to release this information to potential roommates. We want you to be involved in selecting your roommates. We cannot guarantee that we will be able to satisfy your every preference, but we will do what we can in placing you in your new home.

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Guarantor Information Sheet

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1201 West California • Ruston, LA 71270

Office: (318) 255-2777 • Email: info@universitycrossingapts.com

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Leasing Center Mailing Address
1201 West California, Ruston, LA 71270

Resident's Name: _____ Resident's Current Address: _____

Resident's Telephone #: _____ Move-in Date Requested: _____

GUARANTOR NAME: _____ **SSN:** _____ **Date of Birth:** _____

Current Employer: _____ **Job Title:** _____

Monthly Income: \$ _____ **Length of Employment:** _____ **Supervisor (for employment verification)** _____

Work Telephone #: _____ **Cell Telephone #:** _____ **Supervisor Telephone #:** _____ ext. _____

Driver's License #: _____ **State of Issue:** _____ **Home Telephone #:** _____ ext. _____
(attach photo copy to application)

CO-GUARANTOR - SPOUSE INFORMATION

Spouse Name: _____ **SSN:** _____ **Date of Birth:** _____

Current Employer: _____ **Job Title:** _____

Monthly Income: \$ _____ **Length of Employment:** _____ **Supervisor (for employment verification)** _____

Work Telephone #: _____ **Cell Telephone #:** _____ **Supervisor Telephone #:** _____ ext. _____

Driver's License #: _____ **State of Issue:** _____ **Home Telephone #:** _____ ext. _____
(attach photo copy to application)

HOUSEHOLD INFORMATION

Guarantor Home Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Co-Guarantor Home Address: _____ **City:** _____ **State:** _____ **Zip:** _____

The undersigned acknowledges and understands that the information set forth above is provided in anticipation of execution by the undersigned of the Guarantor Joinder (Guaranty) to be given to guarantee the Resident's obligations under a Lease for an undivided interest in a bedroom that is part of a unit of bedrooms in University Crossing Apartments located in Ruston, Louisiana. Since Landlord is relying heavily on the Guaranty and the financial condition of the undersigned in its decision to enter into the Lease, Landlord may verify employment and/or engage a consumer credit reporting to provide a report on the undersigned's credit and personal history. The undersigned hereby authorizes Landlord to obtain such a report and agrees to execute such further documents, if any, as may be necessary to do so. **The undersigned further represents and warrant that the Information set forth above is true, correct and complete. The undersigned attach a true photocopy of their current driver's license.**

Guarantor: _____
(Signature)

Co-Guarantor: _____
(Signature)

Print Name: _____

Print Name: _____

Date: _____

Date: _____



Please Fax Requests to: (318) 425-8524

Date: _____ Store Number: _____

Customer Name: UNIVERSITY CROSSING PHONE: 318-255-2777 FAX: 318-254-0333

Applicant Information:

 (First) (Middle) (Maiden) (Last)

Date of Birth: ____/____/____ Race/Sex: ____/____

Social Security Number: ____-____-____ Driver's License Number: _____

Current Address: _____
 (Street Name and Number) (City) (State) (Zip)

I DO HEREBY GIVE PERMISSION TO, AND HOLD HARMLESS THE ABOVE EMPLOYER/LANDLORD OR THEIR ASSIGNED AGENT, ALL THE FACTS TO INVESTIGATE AND REPORT ANY HISTORY INVOLVING CRIMINAL ARREST OR CONVICIONS, PERSONAL DRIVING RECORDS, EXCLUSIONS FROM MECLARE/MEDICAID OR GSA EXCLUSIONS, TRAFFIC CONVICIONS, CIVIL SUIT INFORMATION AND CREDIT REPORT OR EMPLOYMENT CREDIT REPORT HISTORY. INFORMATION AS TO RACE, SEX AND AGE IS FOR IDENTIFICATION PURPOSES ONLY.

Applicant Signature

Please select from the following services:

CREDIT REPORT/EMPLOYMENT CREDIT:	YES	NO (CIRCLE ONE)
CIVIL EVICTIONS (REPORTS EVICTIONS LOCALLY):	YES	NO (CIRCLE ONE)
LOCAL CRIMINAL CHECK*:	YES	NO (CIRCLE ONE)
<small>*(CADDO & BOSSIER PARISH; SHREVEPORT AND BOSSIER CITY)</small>		
OTHER COUNTY AND STATE (OR) PARISH*	YES	NO (CIRCLE ONE)

* PLEASE LIST (1) _____ (2) _____ (3) _____

DRIVING RECORD:	YES	NO (CIRCLE ONE)
SOCIAL SECURITY NUMBER TRACE:	YES	NO (CIRCLE ONE)
HHS/OIG MEDICAID/MEDICARE FRAUD	YES	NO (CIRCLE ONE)
GSA LIST OF EXCLUSIONS	YES	NO (CIRCLE ONE)
OTHER: _____		

RENTAL REFERENCE REQUEST

Date _____

University Crossing Apartments
414 W. California
Ruston, LA 71270
Phone: 318-255-2777 Fax: 318-254-0333
Contact: David Sterkx, Leasing Manager

TO: _____
FAX _____ PHONE _____
Total Number of Pages In Fax _____

REQUEST: Would you please provide us with the rental history of the following person who has given us a rental application and who has authorized us as to inquire about his/her rental history?

APPLICANT'S NAME _____
SOCIAL SECURITY # _____
Driver's License and State _____

Please answer the following questions. Please fax the information back to us.

1. Has the applicant leased a dwelling from you in the past? ___ Yes ___ No ___ Info Unavailable
2. Did the applicant incur late charges? ___ Yes ___ No ___ How many times?
3. Did the applicant present any NSF checks to management? ___ Yes ___ No ___ How many?
4. Did the applicant move out prior to lease expiration? ___ Yes ___ No ___ Info Unavailable
5. Was the applicant asked by management to vacate? ___ Yes ___ No ___ Info Unavailable
6. Was an eviction lawsuit filed? ___ Yes ___ No ___ Info Unavailable
7. Did applicant owe rent/and or other charges when moving out? ___ Yes ___ No ___ Info Unavailable
8. Did applicant ever have a pet in the dwelling? ___ Yes ___ No ___ Info Unavailable
9. What Are the approximate dates the apartment was leased? _____ to _____
10. Did applicant, family, or guest damage the apartment or common areas beyond ordinary wear and tear?
 _____ If yes, describe. _____
11. Did the applicant, family, or guest ever become violent or engage in criminal or drug-related activity?
 _____ If yes, describe. _____
12. Was applicant ever given any lease violation notices in writing? _____ If yes, please explain _____
13. Under your rental criteria, is the applicant eligible to lease from you again? _____

Please call if there is additional information which will be helpful in determining the acceptance or rejection of this applicant's future residency.

We, the undersigned applicant's, authorize University Crossing Apartments to verify the information above regarding my former rental history.

Applicant

Management

Applicant

Date

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Non-Refundable Fee Agreement

Addendum to application dated _____ between University Crossing Apartments and _____, applicant.

This agreement states that both application fee and holding fee are NON-REFUNDABLE. You understand that you have paid to us the sum of \$50.00 "application fee" as a non-refundable fee for our cost and expenses in checking your credit and the credit of your guarantor(s) or sponsor. You also have agreed to pay us a \$175.00 "holding fee" in consideration of our reserving a dwelling and taking it off the market.

By signing below, I _____, applicant, have read and understand the agreement above. I also understand that it will not be refunded for any reason.

Applicant

Date

Management

Date

UNIVERSITY CROSSING

Thank you for expressing interest in University Crossing Apartments – Ruston’s premier choice for student-living. Our new college housing community is conveniently located across from the Louisiana Tech campus. Our floor plans are ideal for the student lifestyle – perfect for roommate living. Contact us today to secure your place in our coveted college community.

<u>Size of Apartment</u>	<u>Square feet/ Dimensions</u>	<u>Lease Term</u>	<u>Rent</u>
2 Bedroom/ 2 Bath	914 sq. ft	12 Month	\$550 per bedroom
4 Bedroom/ 4 Bath	1419 sq. ft.	12 Month	\$425 per bedroom *SPECIAL \$399*
		10 Month	\$449 per bedroom

*All square footage is approximate

COMMUNITY AMENITIES

~ All included in rent ~

- ❖ PRIVATE BATHROOM for Each Bedroom
- ❖ FREE Cable Television with HBO
- ❖ Walk-in Closets
- ❖ Resort-style Swimming Pool
- ❖ 9-foot Ceilings
- ❖ Built-in Desk and Shelf in Every Bedroom
- ❖ Balconies/Patios in Every Apartment
- ❖ FREE High Speed Internet
- ❖ Ceiling Fans
- ❖ Fully Equipped Kitchens
- ❖ Walking distance to Louisiana Tech
- ❖ Gated Community
- ❖ Full – sized Washer and Dryer in Every Apartment
- ❖ Sun Deck
- ❖ Water Volleyball Pool
- ❖ 24 – Hour Fitness Center
- ❖ Computer Tech Center with Printers
- ❖ Bike Racks
- ❖ Tanning Salon
- ❖ Picnic Area with Barbeque Grills
- ❖ Spacious Floor Plans
- ❖ On-Site Courtesy Officer
- ❖ Weekly Special activities for Residents

1201 West California ♦ Ruston ♦ Louisiana ♦ 71270 ♦ (318) 255-2777

www.universitycrossingapts.com

Additional Information

Online Information: Visit www.universitycrossingapts.com for floor plans, site photos, and much more.

Lease Term: 12 month and 10 month leases.

Fees:

Application: \$50.00 non-refundable application processing fee, per applicant. Each applicant must have a guarantor to co-sign with them; the guarantor is not charged an additional application fee.

Holding fee: \$175.00 this is non-refundable – holds unit before move-in and covers the activity fee for community activities (\$75.00) and the move-in fee (\$100.00)

Utilities: University Crossing pays for water, sewer and garbage.

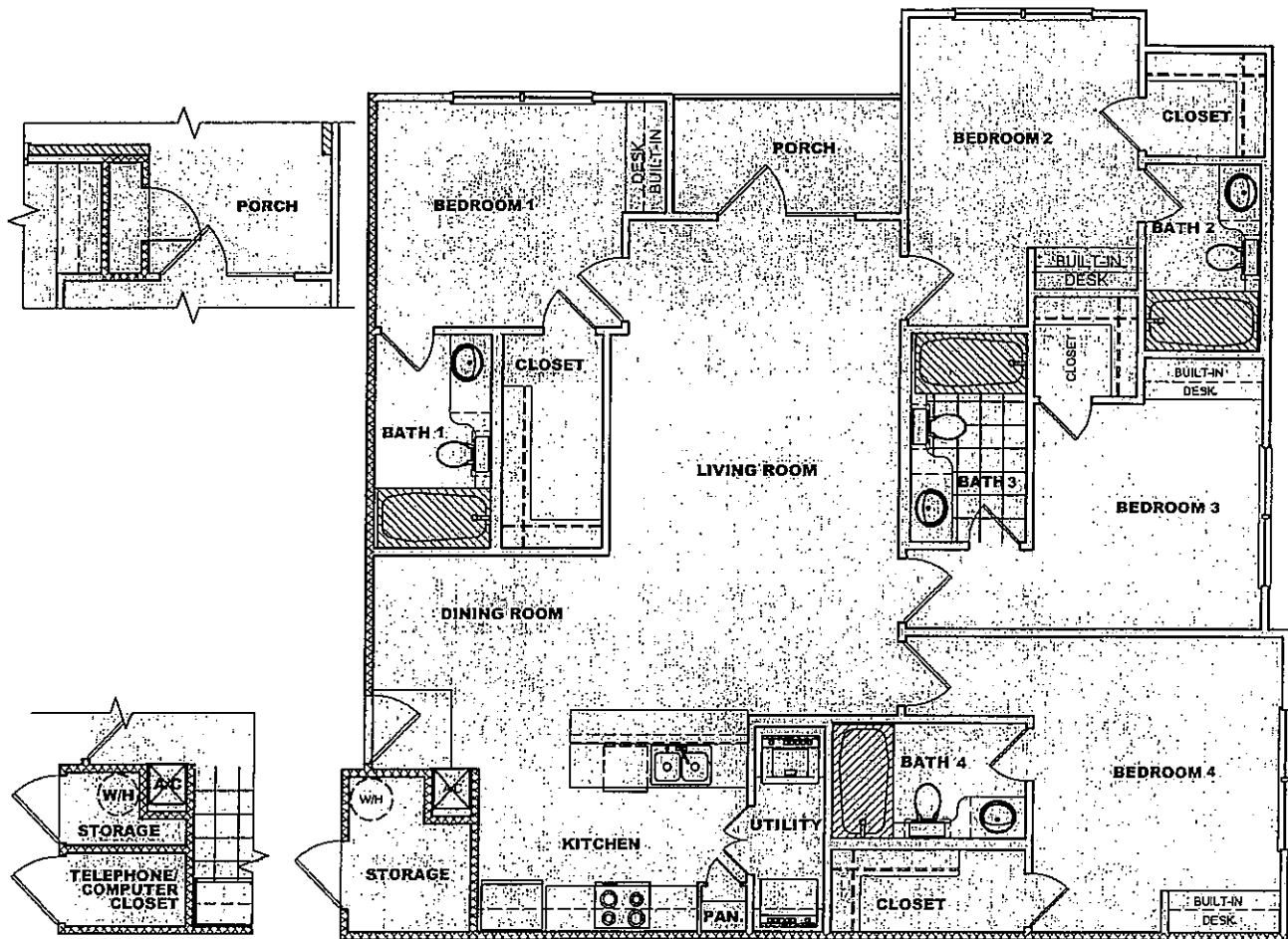
Pets: We are not able to allow pets at this community.

university

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4 Bedroom, 4 Bath

1,419 Sq. Ft.



Rent: _____

Deposit: _____

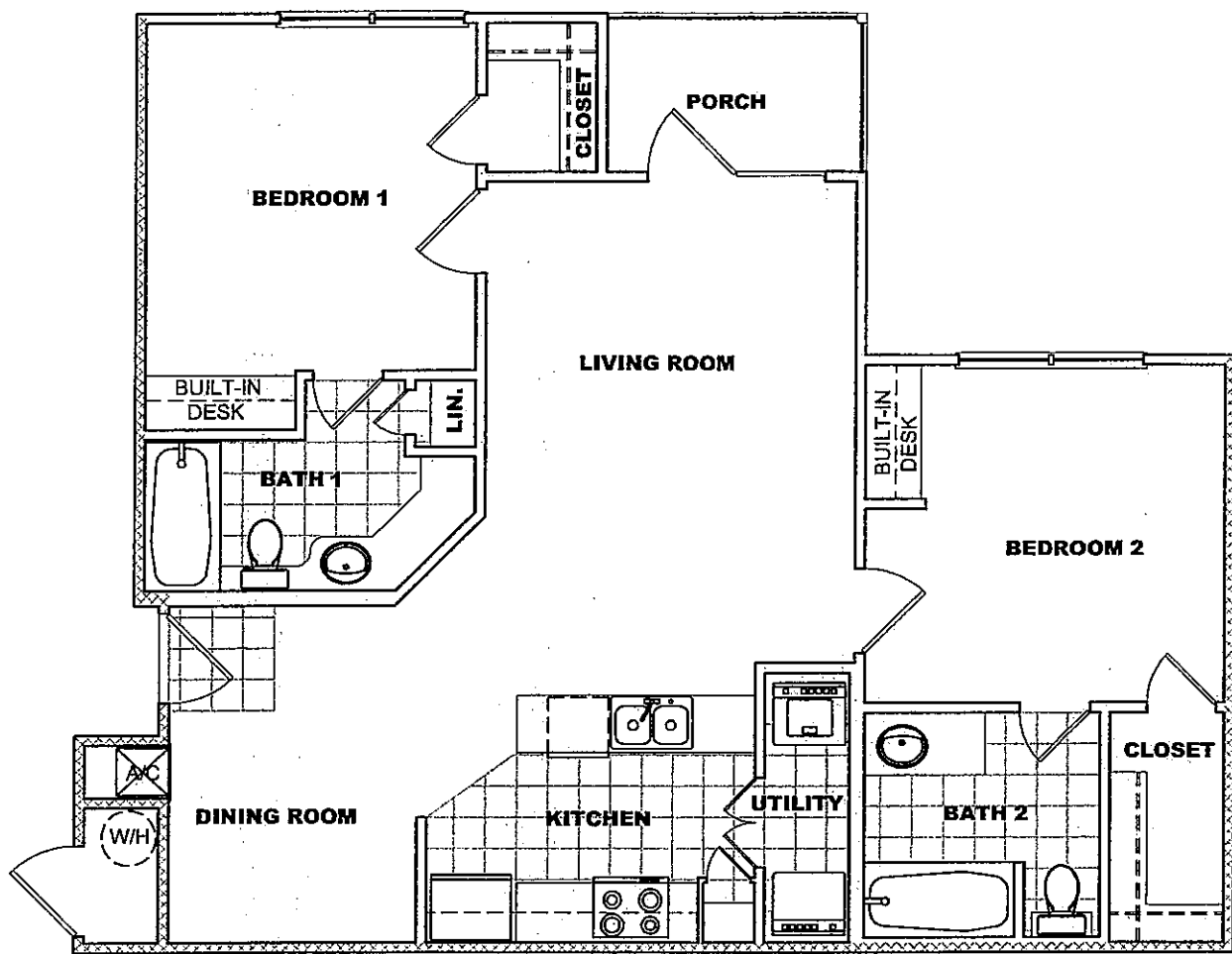
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university **CROSSING**

2 Bedroom, 2 Bath

914 Sq. Ft.



Rent: _____

Deposit: _____

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Occupancy Guidelines

Occupancy at University Crossing is strictly limited to one resident per bedroom unless otherwise modified by University Crossing. An additional minor child being (12) twelve months of age or less who occupies the same bedroom with the child's parent or legal guardian, will be permitted. The birth certificate for the child must be submitted with the application for rental.

Age Requirements

Anyone of legal age in Louisiana may apply

Income/Employment Requirements

If applicable, Applicant's or Sponsor Guarantor's Monthly Gross Income must be at least three times the total rental rate. All income must be verifiable. If credit score is 775 or above, no income verification will required. Applicant or Sponsor Guarantor must have a minimum of (1) one year of continuous employment history.

Residence Requirements

Applicant or Sponsor Guarantor must have a minimum of (1) one year of good continuous rental or mortgage history.

Social Security Number Required

Any applicant that does not have a social security number must pay (3) three months rent in advance, which shall be applied to the last (3) three months of lease term to qualify for occupancy.

Credit History

A FICO Credit Score must be 600 or above. Unsatisfied bankruptcies, judgments, and tax liens will be automatic denial. Satisfied and unsatisfied evictions, foreclosures and repossessions will also be an automatic denial. Any delinquent monies owed to a previous landlord will be grounds for denial of applicant. If no or insufficient credit history is obtained then the potential resident will need to pay (2) two months rent as a security deposit.

Criminal Background Checks

University Crossing will perform a criminal background check on applicants. Applications will be rejected for felonies, deferred adjudications for a felony, and crimes against persons or if applicant has a juvenile record that includes any of these serious offenses.

Any such offenses shall be grounds for denial of the application or termination of the lease should such offence occur after the approval of the initial application. Please note that this requirement does not constitute a guarantee or representation that Residents or occupants currently residing in our community have not been convicted of a felony or are not subject to deferred adjudication for a felony. The background reports may include an Office of Foreign Assets Control ("OFAC") search for Specially Designated Nationals and Blocked Persons.

The OFAC list is updated periodically as new individuals and entities are identified. The United States government has classified the individuals and/or entities on the list as potentially dangerous and a threat to national security.

Rejecting Applications

In the event an application is denied University Crossing shall not return the application fee. Documentation will be made for reason of denial and a denial letter will be sent to applicant.

University Crossing adheres to the Fair Housing Law (Title VIII of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988) which stipulates that it is illegal to discriminate against any person with respect to housing because of race, creed, religion, sex, national origin, disability or familial status. University Crossing is an Equal Housing Opportunity Community.