


# LEWIS APARTMENT COMMUNITIES RENTAL APPLICATION

ALL APPLICANT'S AGE 18 AND OLDER MUST COMPLETE AN APPLICATION. . PLEASE PRINT ALL INFORMATION ON THIS APPLICATION.  
ALL FIELDS ARE REQUIRED. WRITE N/A FOR NOT APPLICABLE OR NOT AVAILABLE, IF NECESSARY.

FULL NAME (FIRST NAME, MI, LAST NAME):		SOCIAL SECURITY NUMBER:		BIRTHDATE (MO-DAY-YR):		
HOW DID YOU HEAR ABOUT US? _____				Verified By: _____ Date: _____ (Office Only)		
DRIVERS LICENSE/STATE ID #:		STATE:		EXPIRATION DATE:		
				IS THIS A CO-SIGNER APPLICATION: YES / NO (Circle one)		
Verified By: _____ Date: _____ (Office Only)			E-Mail Address: _____			
<b>ALL PERSONS WHO WILL OCCUPY THE RENTAL PROPERTY</b>			BIRTHDATE		OCCUPATION	
FULL NAME (FIRST NAME, MI, LAST NAME)			MO-DAY-YR			
<b>PLEASE ANSWER THE FOLLOWING QUESTIONS:</b>						
1. Have you ever lived at a Lewis Community prior to today's application?			Yes	No	If so, where?	
2. Do you have any liquid-filled furniture or do you intend to get furniture of this type?			Yes	No	Explain:	
3. Do you have any Recreational Vehicles (Boat, Motorhome, Trailer, etc.)?			Yes	No	Explain:	
4. Do you know anyone who lives at this or any other Lewis Community?			Yes	No	If so, who(m)?	
5. Do you wish to receive a copy of the Rental Agreement at the time of application?			Yes	No	Explain:	
6. Has a judgment or eviction been entered against you within the last two (2) years or do you have any open balances (e.g. "collection account") with prior landlord(s)?			Yes	No	Explain (include dates):	
7. GATED COMMUNITIES ONLY: Do you give us permission to list your name in the directory listing?			Yes	No	If so, preferred name? Preferred phone #?	
8. WILL YOU BE BRINGING <u>ANY</u> PETS WITH YOU?			Yes	No	IF YES, PLEASE COMPLETE THE ATTACHED "PET INFORMATION" PAGE (AF-17B).	
CURRENT EMPLOYER (COMPANY NAME) OR VERIFIABLE INCOME SOURCE			COMPANY PHONE NUMBER		TOTAL GROSS <u>MONTHLY</u> INCOME	
COMPANY STREET ADDRESS			CITY		STATE	
					ZIP CODE	
CURRENT OCCUPATION		SUPERVISOR NAME		EMPLOYMENT START DATE		
OTHER CURRENT EMPLOYER (COMPANY NAME) OR OTHER VERIFIABLE INCOME SOURCE			COMPANY PHONE NUMBER		TOTAL GROSS <u>MONTHLY</u> INCOME	
COMPANY STREET ADDRESS			CITY		STATE	
					ZIP CODE	
					Verified By: _____ Date: _____ (Office Only)	
CURRENT ADDRESS		CITY	STATE	ZIP CODE	OCCUPANCY DATES	
					MONTHLY RENT/PAYMENT	
LANDLORD/MORTGAGE NAME		LANDLORD/MORTGAGE ADDRESS			LANDLORD/MORTGAGE PHONE NUMBER	
PREVIOUS ADDRESS		CITY	STATE	ZIP CODE	OCCUPANCY DATES	
					MONTHLY RENT/PAYMENT	
LANDLORD/MORTGAGE NAME		LANDLORD/MORTGAGE ADDRESS			LANDLORD/MORTGAGE PHONE#	
VEHICLES: MAKE	MODEL	YEAR	COLOR	LICENSE NO.	STATE	
<i>PLEASE NOTE: A maximum of two vehicles per apartment will be allowed on the property. If applicable/available, properties with additional garage spaces may be available for an additional charge – not to exceed three total vehicles per apartment.</i>						
<b>MILITARY DECLARATION</b>				DATE	SIGNATURE	
I AM IN THE MILITARY SERVICE AS DEFINED IN SECTION 101 OF THE SERVICE MEMBERS CIVIL RELIEF ACT OF 1940 AS AMENDED, AND I AM ENTITLED TO THE BENEFITS OF THE ACT.						
I AM NOT IN THE MILITARY SERVICE AS DEFINED IN SECTION 101 OF THE SERVICE MEMBERS CIVIL RELIEF ACT OF 1940 AS AMENDED, AND I AM NOT ENTITLED TO THE BENEFITS OF THE ACT.						
<b>NEAREST RELATIVE NOT LIVING WITH YOU</b>						
FULL NAME (FIRST NAME, MI, LAST NAME)		ADDRESS		CITY	STATE	
					ZIP	
					PHONE NO.	
<b>IN CASE OF EMERGENCY WE SHOULD NOTIFY</b>						
FULL NAME (FIRST NAME, MI, LAST NAME)		ADDRESS		CITY	STATE	
					ZIP	
					PHONE NO.	
The applicant hereby represents that the above statements are true, and are made to induce the Owner/Manager to rent him/her an apartment, and the Owner/Manager is authorized to investigate and confirm said statement. Any materially false statements made within this application shall be sufficient cause for Owner/Manager to decline to rent to or to cancel or terminate any Rental Agreement made with Applicant. No representations, promises, or agreements as to decorations, alterations, occupancy, or date of possession have been made except as contained herein. Owner/Manager has the right to reject this Application and return the deposit, less the applicable non-refundable Application Processing Fee, at any time prior to signing a Rental Agreement. Applicant shall not acquire any right in or to any premises by reason hereof. I further authorize Lewis Operating Corp. or its authorized agent to obtain credit reports, character reports, criminal reports, consumer reports, verification of rental history and employment history as necessary to verify all information set forth in this Application for Rental.						
Applicant's signature				Date	Daytime number or cell phone	
Proposed address				Proposed date of move-in	Evening phone number	
					/	
Application & Deposit Received by (agent's signature)			Application approved by (agent's signature) and date			
Date & Time Application & Deposit Received:			Date & Time Application Approved:			

# PET INFORMATION

Resident Name(s): \_\_\_\_\_ Phone Number: \_\_\_\_\_

Property: \_\_\_\_\_ Move-In Date: \_\_\_\_\_

Future Address and/or Apartment #: \_\_\_\_\_

This form must be completed and returned prior to the date Resident takes possession of the apartment/home. Write 'N/A' for 'Not Applicable' – all other information is required. Pet(s) must be brought to the office by or on the move-in date for final approval. A photo of your pet(s) must be provided for our file.

Please complete the following information regarding your pets:

<b>PET #1</b>		<input type="checkbox"/> Dog	<input type="checkbox"/> Cat
Name:			
Breed/Type: <small>Breed restrictions apply – contact Leasing Consultant for more information.</small>			
Weight: <small>Limits apply – contact Leasing Consultant for more information.</small>			
Color:			
Distinguishing Marks/Characteristics:			
License Number:		City/County:	
Copy of Vaccination Records Provided:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>PET #2</b>		<input type="checkbox"/> Dog	<input type="checkbox"/> Cat
Name:			
Breed/Type: <small>Breed restrictions apply – contact Leasing Consultant for more information.</small>			
Weight: <small>Limits apply – contact Leasing Consultant for more information.</small>			
Color:			
Distinguishing Marks/Characteristics:			
License Number:		City/County:	
Copy of Vaccination Records Provided:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have your pets ever attacked or caused injury to a person or exhibited dangerous propensities?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, list all attacks, injuries, and dangerous propensities:			

Resident acknowledges that the information provided is true and correct. It is the resident's responsibility to notify the Leasing Office of any removal or addition of pets.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Rental Scoring & Your Rental Application

Many landlords rely upon "Rental Scores" to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

### *How is my rental score determined?*

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion-- as factors.

### *How is my rental score used?*

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

### *What can I do to improve my rental score?*

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

### *Where can I have my score explained?*

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

**CoreLogic SafeRent**  
**[www.fadvsafere.com](http://www.fadvsafere.com)**  
ATTN: Consumer Relations Department  
7300 Westmore Rd Ste 3  
Rockville, MD 20852  
Ph. (888) 333-2413

---

Applicant Signature

---

Date