



COMPLETING THE APPLICATION FOR OCCUPANCY

Thank you very much for your interest in our community! Below, please find instructions on how to complete your application so that we are able to process it quickly and efficiently. Complete applications allow us to process without having to repeatedly contact you for information. We will not process any incomplete applications. Please note each occupant 18 or older must submit an Application for Occupancy.

**In Order To Accept Your Application For Occupancy & begin the application process
We Must Receive The Following Documents With Your Application.**

1. A copy of your government issued photo ID.
2. The Application for Occupancy with **all fields completed**. If you do not have a previous landlord's phone number on hand, take a moment to locate it before submitting the application.
3. Proof of income or significant savings that you may have. This includes:
 - 2 or more pay stubs
 - 1099
 - W-2
 - Social Security statements
 - VA statements
 - Bank statements

West Ridge Green Residential Community

A \$50.00 processing fee, per person, must accompany each application.

For Those Purchasing a Home from an Existing Resident in the Community

*A Purchase Agreement **must** be submitted with the Application for Occupancy. Once an Application for Occupancy is accepted, an inspection of the home is required in order to ensure that the home meets park standards (in applicable states). Once any repairs called for are verified complete, you will receive a letter of approval from the park. You must provide the park with proof of homeowner's liability insurance prior to signing a lease.*

*Thank you again for applying!
We look forward to working with you!*



All Applicants' last names: _____/_____/_____/_____/_____
(All members of household over age 18 must fill out separate Application for Occupancy)

Application for Occupancy

Rental Office: 440-322-4645 Fax: 440-322-4824

9235 West Ridge Road, Elyria, OH 44035

E-mail: westridgegreen@freeholdre.com

West Ridge Green Residential Community/WRG Properties, LLC

Date: ____/____/____ Pending move in Date: ____/____/____

Unit/Lot #: ____ Monthly Rent: ____ Security Deposit: ____ Processing Fee: \$50.00

How did you hear about us? _____

PERSONAL INFORMATION

First Name: _____ MI: _____ Last Name: _____

Maiden Name or Any Other Aliases: _____

Soc. Sec. #: _____ - _____ - _____ Date of Birth: ____/____/____

Driver's License (or Gov. Issued ID): _____ State: _____ Exp: ____/____/____

Email: _____

Home Telephone: _____ Cell Number : _____

RESIDENCE HISTORY

Please give your residence history for the past five years beginning with the most current.

Present Street Address: _____

City: _____ State: _____ Zip: _____

Length of Time: _____ ☐ Months ☐ Years Monthly Rent/Mortgage: \$ _____

☐ Owned ☐ Rented Do you have a Lease? ☐ Yes ☐ No Expires When? _____

Name of Landlord or Mortgage Holder: _____ Phone Number: _____

Previous Street Address: _____

City: _____ State: _____ Zip: _____

Length of Time: _____ ☐ Months ☐ Years Monthly Rent/Mortgage: \$ _____

☐ Owned ☐ Rented Did you have a Lease? ☐ Yes ☐ No Expired When? _____

Name of Landlord or Mortgage Holder: _____ Phone Number: _____

Previous Street Address: _____

City: _____ State: _____ Zip: _____

Length of Time: _____ ☐ Months ☐ Years Monthly Rent/Mortgage: \$ _____

☐ Owned ☐ Rented Did you have a Lease? ☐ Yes ☐ No Expired When? _____

Name of Landlord or Mortgage Holder: _____ Phone Number: _____

EMPLOYMENT

Your Status: ☐ Employed Full-Time ☐ Employed Part-Time ☐ Student ☐ Retired ☐ Unemployed

Current Employer (or most recent): _____

Address: _____ Phone Number: _____

Dates Employed From: ____/____/____ To: ____/____/____ Position: _____

Income \$ _____ (circle one) Hourly Weekly Bi-Weekly Monthly Yearly

Current Employer (or most recent): _____

Address: _____ Phone Number: _____

Dates Employed From: ____/____/____ To: ____/____/____ Position: _____

Income \$ _____ (circle one) Hourly Weekly Bi-Weekly Monthly Yearly

Unearned Income: _____



If you have other sources of income for us to consider, please list income source, and recipient (ie: ssi, tanf, snap, alimony, child support, pension etc.) in the spaces provided. All sources of legal income will be considered.

Source: _____
Phone Number: _____ Date First Started Receiving: ____/____/____
Income \$ _____ (circle one) Hourly Weekly Bi-Weekly Monthly Yearly
Source: _____
Phone Number: _____ Date First Started Receiving: ____/____/____
Income \$ _____ (circle one) Hourly Weekly Bi-Weekly Monthly Yearly

Housing History

HAVE YOU:

Ever broken a rental agreement? ☐ Yes ☐ No
If yes, explain: _____
Ever been sued for non-payment of rent? ☐ Yes ☐ No
If yes, explain: _____
Ever been evicted from any premises? ☐ Yes ☐ No
If yes, explain: _____
Ever been foreclosed on from any premises? ☐ Yes ☐ No
If yes, explain: _____
Ever filed for bankruptcy? ☐ Yes ☐ No
If yes, when: ____/____/____
If yes, explain: _____
Are you currently being evicted, in foreclosure or filing bankruptcy? ☐ Yes ☐ No
If yes, explain: _____
Ever been convicted of a crime? ☐ Yes ☐ No
If yes, explain: _____
Why are you leaving present landlord? _____

Pets:

Do you have **any** pets? ☐ Yes ☐ No

Please refer to pet policy

YOU MAY ONLY HAVE A PET IF APPROVED AND YOU SIGN A PET AGREEMENT
PET FEE & INSURANCE MAY BE REQUIRED

In case of emergency notify: _____ Address: _____

Tel. #: _____ Relationship: _____

List all other people to live in unit:

PLEASE NOTE THAT ALL PERSONS 18 OR OLDER MUST FILL OUT AN APPLICATION FOR OCCUPANCY

Relationship: _____ Age: _____

Relationship: _____ Age: _____



Relationship: _____ Age: _____

Relationship: _____ Age: _____

Relationship: _____ Age: _____

Make of car #1: _____ Year: _____ License Plate #: _____ ST: _____ Color: _____

Make of car #1: _____ Year: _____ License Plate #: _____ ST: _____ Color: _____

Other Car, Motorcycle, Etc: _____

I understand the processing fee is a non-refundable cost of processing this application. I understand the \$50.00 processing fee is a **per applicant fee**.

I acknowledge that the above information is true and correct, and authorize verification of ALL above information. Any false information or failure to provide backup documentation to complete application may constitute cause for rejection of this application and forfeiture of my deposit.

I have read and agree to ALL of the terms contained here.

Renters Only:

We will not guarantee the unit available with the earnest money deposit. I have deposited the sum of \$_____ (hereinafter the "earnest money deposit") in consideration for Owner/Manager taking the unit off the market while processing this application. If this application is approved, I agree to enter into a Lease Agreement and take possession of the unit by the move in date listed on this Application for Occupancy. The earnest money deposit shall be refunded to me if the application is NOT approved. I understand that I may cancel this application by written notice within 24 hours of initial submission and receive a full refund of this earnest money deposit. After 24 hours, I understand that:

EARNEST MONEY DEPOSIT IS NON-REFUNDABLE IF YOU ARE APPROVED FOR OCCUPANCY AND DON'T TAKE THE UNIT

Initial: **X** _____ Time: **X** _____

At the time the Lease Contract is executed, the earnest money deposit will be applied to and become a part of the first month's rent.

FALSE INFORMATION GIVEN ON AN APPLICATION IS IN ITSELF GROUNDS FOR REJECTION OF THE APPLICATION OR TERMINATION OF TENANCY.

X _____
Date

X _____
Applicant Signature





P.O. Box 827
Norwich, CT 06360
Phone: 860.222.3997 Ext. 10
Fax 860.222.3998

AUTHORIZATION FOR RELEASE OF INFORMATION

Applicant Name: _____

Authorization for Release of Information: For the term of the relationship with Landlord, the Applicant hereby consents to and authorizes the Landlord's investigation into the Applicant's credit worthiness and criminal background check. I understand that the scope of the consumer report/ investigative consumer report may include, but is not limited to the following areas: verification of social security number; credit reports, current and previous residences, including unreported addresses and landlord verifications; income and employment history, civil and criminal history records from any criminal justice agency in any or all federal, state, county jurisdictions; and any other public records.

Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the Applicant's credit worthiness and criminal background on behalf of the Landlord, including independent contractors and credit agencies retained by Landlord for such purpose. Applicant hereby holds Landlord, its agents, and anyone involved in the investigation, free and harmless of any liability for requesting or providing written or verbal information and/or discussing the quality or history of Applicant.

Any false information provided by Applicant or Applicant's failure to provide backup documentation for information provided herein may constitute cause for rejection of this application and forfeiture of my earnest money deposit.

X _____
Date

X _____
Applicant Signature

X _____
Date

X _____
Leasing Agent



Qualifying Guidelines

West Ridge Green Residential Community/WRG Properties, LLC provides equal opportunity housing. We will not discriminate against applicants based on race, color, religion, sexual orientation, ethnic origin, familial status, disability, person's actual or perceived identity, appearance, behavior, expression or other gender related characteristic or class membership. Management complies with all Federal, State and local Fair Housing and Civil Rights Laws.

Please note that these are the current rental criteria and nothing in these requirements shall constitute a guarantee or representation by our community that all residents and occupants currently residing in our community have met these requirements. There may be residents and occupants that have resided here prior to these requirements going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various reporting services.

Application: Every future resident that is 18 years or older must complete an application. Please complete application in full. Understand that applications containing any untrue, incorrect, or misleading information will be declined. Each application must be accompanied by a government issued photo ID for each applicant (ie: driver's license, majority card, military ID, etc). All applicants in the United States on a Visa must provide a copy of the Certificate of Eligibility, which is completed upon arrival in the United States.

Roommates: Each resident is jointly and fully responsible for the entire rental payment and must sign the lease agreement.

Occupancy Guidelines: This site shall follow a two person per bedroom occupancy standard unless otherwise required by Federal, State or local law.

Landlord Reference/Rental History: Management requires at least two years of positive monthly rental payment history. The rent payment history, to be confirmed with previous landlords, must reflect prompt payment history, compliance with community policies, and return of apartment in good condition. We will not accept a reference from a relative as your only previous landlord. Any legal proceedings or evictions filed by previous landlords will result in the application for residency being declined. Applicants with no rental history will require a guarantor, or prepayment of rent for the term of the lease at the time the lease is executed. Please contact management for a prepayment addendum with details.

Pets: This site accepts pets with written permission only. Pet fees may apply. See Pet Addendum.

Income: Applicants must have a **minimum of one year** verifiable employment and/or income history, such as two copies of the most recent pay stubs, Leave & Earning statement or offer letter. Self-employed persons must provide a copy of the last two years tax return. Unemployed applicants must provide documentation of unearned income sources e.g. – social security, pension, savings, interest, or provide guarantor/co-signer that meet the guarantor/cosigners qualifying standards below. Notarized documentation must be submitted with your application to support additional sources of income such as alimony, dividends, military housing allowance child support, interest, retirement income, etc. Copies of all documentation will be retained in the lease file.

Gross annual income for all leaseholders is combined and entered into the credit-scoring model. Household gross monthly income must meet or exceed three times the monthly rental rate or a guarantor/cosigner must be included in the application.

Credit History: A credit report will be secured for all occupants of legal age to verify account credit ratings. The results will be entered into the credit-scoring model, which determines applicant eligibility to rent and security deposit level. Unfavorable accounts which will negatively influence this score, include, but are not limited to: Collection, Charge Off, Repossession, and Current Delinquency & Bankruptcy.

Applicants with Bankruptcies and Foreclosures that have been discharged within the last 24 months may be considered if they demonstrate a hardship that has since been cured, and can produce a qualified co-signer.

Guarantors/ Cosigners: Guarantors/cosigners must meet all the above qualifications and must have at least five times the monthly rent being applied for. The guarantor must physically sign the lease either in the office, or in front of a notary.

Criminal: A criminal background check will be conducted for each applicant. A CORI or BCI may be required. Any applicants who have been determined to have a criminal conviction of the following reported criminal related activities may be denied residency and occupancy:

- Conviction of any applicant or family member for a violent crime, theft, burglary, assault, battery, robbery, illegal manufacture, use or possession of a controlled and/or illegal substance
- Applicants who have been convicted for sexual or physical abuse
- Any terrorist related conviction
- Any cruelty to animals related conviction
- Any prostitution related conviction
- Any applicant subject to a state sex offender registration requirement

I hereby acknowledge reviewing the above Qualifications provided by West Ridge Green Residential Community/WRG Properties, LLC and the information I have provided is true and accurate.

X

Prospective Resident

Date

X

Prospective Resident

Date





West Ridge Green Residential Community
9235 West Ridge Road
Elyria, OH 44035
Phone 440-322-4645
Fax 440-322-4824

Pet Addendum

The Applicant(s) understands that if the Application for Occupancy is approved, this Pet Addendum will therefore be attached to the Lease Agreement and will run concurrent with the lease terms.

Applicant(s) Name: _____

Address: _____ Lot #: _____

APPLICANTS WITHOUT PETS

Applicant verifies that they do **NOT** have any pets that will be housed or visiting in the community and that if, in the future, one is acquired that they will immediately contact the property manager, have pet approved to amend their lease and pay any such charges associated with having a new pet.

NO VISITING PETS ARE ALLOWED

Signature: **X** _____ Date: **X** _____

APPLICANTS WITH PETS

Type of Pet: ☐ Cat ☐ Other If Other Explain: _____

Pet Name: _____ Pet Color: _____ Pet Breed: _____

Weight of Pet: _____ Pet Date of Birth: ____/____/____

Type of Pet: ☐ Cat ☐ Other If Other Explain: _____

Pet Name: _____ Pet Color: _____ Pet Breed: _____

Weight of Pet: _____ Pet Date of Birth: ____/____/____

Applicant agrees to pay Landlord a monthly pet fee of **\$20.00 PER PET** in addition to the other monthly rent payments. Landlord agrees that the Applicant may keep approved pets on the leased premises subject to the following terms and conditions:

1. Applicant may have up to 2 cats residing with them in their home. Only the pet(s) listed & described in this pet addendum that have previously been approved by the Landlord are authorized per this agreement. Additional and/or other pets must be approved by the Landlord.

2. Applicant agrees to maintain Homeowners or Rental liability insurance at all times and must provide management with a copy of the Homeowners or Rental Liability Certificate within 30 days of the lease start date. The certificate must list the community as additionally insured. A list of excluded breeds the insurance company may have, or proof that there are none must accompany this certificate.

3. All pets must be spayed or neutered unless a veterinarian deems the procedure medically unsafe or professionally unreasonable for that pet (purebred, show animal). Certification of either is to be provided to Landlord.



4. Applicant agrees that the pet shall be subject to all town, county and state ordinances as applicable. An up to date Proof of Vaccination must be provided annually.
5. No visiting pets are allowed.
6. Applicant agrees to accept full and sole responsibility for any injuries to persons caused by actions of the applicant's pet. Applicant agrees to identify and hold Landlord harmless against any claim for damage to property or injuries to person based on or caused by action of applicant's pet.
7. Applicant agrees to accept full responsibility for any damage to the home by the Applicant's pet. Damages include, but are not limited to, soiling, staining, and/or tearing of carpeting and scratching of walls or doors. If the pet does damage the home in any manner, the Landlord will bill the applicant's, as additional rent, the cost of replacement of damaged items, or for any necessary repairs. ANY NON-REFUNDABLE FEES OR MONTHLY RENT ARE FOR THE PRIVILEGE OF HOUSING A PET AND WILL NOT BE USED TO OFFSET THE COST OF ANY DAMAGES OR REPAIRS THAT ARE THE RESULT OF YOUR PET.
8. The pet shall be considered an indoor pet and/or allowed outdoors only under the applicant's control on applicant's patio area on a hand-held lease or in a pet carrier. Even if tethered, the pet is never to be left unattended.
9. Applicant agrees that the pet will not constitute a nuisance in any manner on the premises. If pet constitutes a nuisance, of which the Landlord will be the sole judge, Applicant agrees to terminate pet's occupancy of the leased premises upon 5 days written notice from Landlord to Applicant. The termination of pet's occupancy shall not in any way affect the Applicant's liability under the lease. Examples of nuisance for purposes of this addendum are:
- a) unruly behavior that causes personal injury or property damage;
 - b) failure to dispose of pet waste;
 - c) making noise continuously for a period of a ½ hour or more to the disturbance of other residents in the community;
 - d) Pets in common areas that are not under complete control on a hand-held leash or in a pet carrier;
 - e) Pets who relieve themselves on walls or floors of common areas or inside homes;
 - f) Pets who exhibit aggressive or otherwise potentially dangerous behaviors.
11. If there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the applicant and emergency caretaker are unsuccessful, Landlord or its agents may contact the local animal control authority and assist its staff members in entering applicant's home. Examples of emergency situations include: suspected abuse, fire or other disaster, or prolonged disturbance. If it becomes necessary for the pet to be boarded, all costs incurred will be the sole responsibility of the applicant.

X _____
Date

X _____
Applicant Signature

X _____
Date

X _____
Landlord Signature

