www.brig	e Lexington, Kentucky 40 hton3050.com	509			Is Applican	t a(n):		Lease Holder? Occupant?		
859-514-4242 (or 859-514-4243 fax	י ארדעי	DOEO AD	DI ICA'	TION	ΕΛ Ο Γ	DENIT A	Guarantor?		
<u>Last Name</u>	First_	Middle	BOSO AP		License No. &			L IN# or I-20# or DS-20-19#		
E-mail Address * required	at move in					Cell / Day	ytime Phone a	& Work Phone		
						-				
			Other / Occupa	ints						
(1)	Age		(2)				Age			
(3)	Age		(4) I, Weight, Gender In				Age			
Expected Move-in Date	Do you have a pet? Yes No	Breed	l, Weight, Gender In	nfo	* a pet fee and	owner's cons	ent will be req	uired for move-in		
	r other occupants require any speci	al Accommodations?								
Part I Present Addres	ss C	ity	State	Resident Hist <i>Zip</i>	ory How Long?	l A	pplicant (Are	a Code) Home Phone		
	5	9	50000	2.7	now zong.		pp:::oui::o		Ę	Move-in Date
Name	e & Address of Present Landlord o	r Mortgage Co.		Own	La	l andlord Phoi	пе	Monthly Payment	Lease term	e-in
				Rent					Leas	Mov
Previous Addre	ess C	ity	State	Zip	How Long?		Land	lord Phone		
										1
Have	e you ever been listed as a reside	ent or occupant wi	th Helmsdale LLC (or any of their	apartment coi	mmunities?	(circle one)	YES NO		
please list the address and d	lates.: Address:				Dates:	.1 5	**			
Part II Applican	t Employed By		ment History - F Held/Dates	Please provid	le listings fo Supervisor		Year	Hours per week		
			,							
A	ddress	City	State	Zip	Su	pervisor Pho	one	Salary/Wages		
								\$/		
Previous	s Employment	Position I	Held/Dates		Supervisor's N	lame & Title		Hours per week	إ	'ime
A	ddress	City	State	Zip	Su	pervisor Pho	one	Salary/Wages	Rent Amount	Hold Date/Time_
				-		-		\$	t Am	d Da
Part III			Additional/Sup	lemental Inc	ome Inform	ation			Ren	Hole
Additional income s	such as child support, alimony, or s	eparate maintenand	ce need not be discl	osed unless suc	h Additional In	come is to be	included for	qualification hereunder.	VII	
Source:		-		Amount of \$_		P	er		e Or	
Source:		-		Amount of \$_		P	er		e Us	
Part IV Number of		Do you have an	y recreational veh	Auto Infor		otorcyclas?	(circle one)	VES NO	Offfic	
Vehicles on	Please Specfiy:	Do you have any	y recreational ven	ncies sucii as v	alis, Duats, III	otor cycles:	(circle one)	TES NO		
Property Auto No. 1 - Description			License Plate No.				State			
									li t	ите
Auto No. 2 - Description			License Plate No.				State		Hold Amount	Agents Name
									ld A	ent
Emergency contact		e-mail address					(Area code)	Phone	Hc	Ag
Applicants hereby author	rizes verification of any and all ir	formation set fort	h on this application	n including ro	lease of inform	nation by an	y savinge and	loan employer (present and		
former) and any lender	r. All such information hereon, a and complete. Material misrepre	nd released as autl	horized above, will	be kept confid	ential. Applica	ants represei	nts that the in	formation set forth on this		
	ARGE: Applicant has submitted									
	s not a rental payment or deposited of processing application as fu									
	G FEE: I hereby deposit \$	_	_	_						
to decline my application,	an be applied towards payment o , the Management will refund thi:	s good faith holdin	g fee to me in full.	I understand if	I cancel this a	pplication w	rithin 48 hour	rs of the date here signed and		
receive a full refund of the	good faith holding fee within 30	-	ation. If I cancel <i>af</i> d faith holding fee v			cupy the pre	mises on the a	ngreed upon date, I understand		
I understand the apartment	t/home will be held for a <i>MAXIM</i>	_	_			date of hold	, whichever a	oplies. I understand that in the	posi	
event that the unit does n	not become available due to circu ay. However, if such as situation	mstances beyond l	Helmsdale, LLC., co	ntrol, my holdi	ng fee will be	fully refunde	ed and Helms	dale, LLC., will not be liable in	tal Deposit	ldress_
									To	Ad
									-	1 03/29/18
	Applicant's Signature					Date	?)	IAF

RENTAL QUALIFYING PROCEDURES

Helmsdale, LLC supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, disability, familial status, sexual orientation, and gender identity.

APPLICATION FEES

ANY PERSON OVER THE AGE OF 18 IS REQUIRED TO COMPLETE AN APPLICATION AND PAY A \$40.00 APPLICATION FEE. EACH APPLICANT WILL GO THROUGH A FULL RESIDENT SCREENING PROCESS MEETING THE GUIDELINES.

QUALIFING GUIDELINES

1. INCOME:

Total combined monthly income of all qualified applicants must be at least three times the amount of the monthly rental rate. Verification required in the form of supervisor and pay stubs. If currently unemployed, last year's tax return indicating income meeting the income requirements and a savings account balance equal to six month's rent is required. If employed less than 6 months, a savings account balance equaling (6) month's rent must be verified. Student loans will be considered as income and will be included to qualify.

2. SELF EMPLOYED/RETIRED/DISABLED:

Applicants must provide either photocopy of tax papers from previous year, financial statement from certified public accountant, photocopies of three most recent bank statements showing proof of ability to pay rent for the term of the lease or meet the income requirements as listed in item #1.

3. EMPLOYMENT:

Applicant must be employed by the same employer for no less than six months. Should a prospect have recently changed employment, they must have six months prior verifiable employment with the same employer, as well as, current verifiable employment. Recent graduates with first full time employment or military personnel will have six month requirement waived.

3. CREDIT:

Credit history is described as, but not limited to the following:

- a. The absence of credit shall not adversely affect an applicant
- **b**. The address that appears on the credit report must match the rental application or discrepancy verified.
- c. All monies owed to prior landlords must be paid in full.
- **d.** Medical related credit and/or student loans will be excluded from the credit qualifications.
- **e.** Personal bankruptcy will require six months' positive credit history reestablished after the bankruptcy has been closed, paid or discharged.
- **f.** Foreclosure of real estate requires a positive payment history prior to the initiation of the foreclosure and a guarantor.
- g. Negative credit exceeding 20% of total reported credit and total collections exceeding \$500.00 will result under automatic denial.
- **h**. In some cases, an applicant can be approved with a guarantor.
- i. An I-20 or DS-20-19 or ITIN number will be accepted in lieu of a social security number. An occupant with a guest visa and a verifiable rental reference in the United States will be accepted in lieu of a social security number, ITIN, I-20, or DS-20-19. WRITTEN DOCUMENTATION REQUIRED

4. RENTAL HISTORY:

- a. Six months verifiable residence history is required.
- **b.** First time renters: the absence of rental history or unverifiable rental history, will require a guarantor.
- c. No negative rental history will be accepted.
- **d.** No more than four (4) rental payments in previous twelve (12) months resulted in late pays or NSFs.
- e. Applicants providing I-20 or DS-20-19 rental history will be waived. Note: If you have rented at any of our communities as a resident or occupant and had a forcible detainer filed, lease termination or an unresolved or outstanding balance, your application will be rejected.

5. GUARANTOR:

A lease guarantor will be accepted for applicants whose income, credit, length of employment, and length of rental history does not meet the qualifications. Guarantors will not be accepted for negative rental history, no verifiable income, or unclosed bankruptcies. Guarantors must meet all eligibility requirements listed herein.

6. INFESTATION:

Applicant agrees that if current or previous residence had a bedbug or other vermin infestation that all personal property (including furniture, clothing and other belongings) has been treated by a licensed pest control professional and agrees such items are free of further infestations.

7. OCCUPANCY STANDARDS:

One Bedroom-no more than three (3) persons -Two (2) Vehicles Two Bedroom-no more than five (5) persons - Two (2) Vehicles Three Bedroom-no more than nine (7) persons - Three (3) Vehicles Four Bedroom-no more than nine (9) persons- Four (4) Vehicles **NOTE**: We offer no assigned parking. Front door or close proximity parking can't be guaranteed.

8. PETS:

Signature

Up to two pets with no weight limit (excluding non-domestic animals) per rental unit will be accepted with a \$200.00 non-refundable pet fee (1-pet) \$100.00 (2-pets) plus \$20.00 monthly pet rent per pet. Breed restrictions listed on Pet Policies. Management has the right to deny any pet at their discretion.

10. CRIMINAL HISTORY:

We will conduct a criminal background check on each person who intends to occupy the premises. The application will be rejected if the records show a history of any of the following. For the purposes of this application, a "conviction" includes any conviction, guilty plea, Alford plea, no contest plea, or any final adjudication other than "not guilty".

- **a.** Any drug-related conviction for manufacturing, trafficking, or distribution of an illegal substance during the past seven (7) years unless documentation can be provided from a private or public agency of complete rehabilitation for at least two (2) years;
- **b.** Any felony conviction during the past seven (7) years involving property damage, injury to persons, or failure to pay amounts owed for which restitution has not been made;
- **c.** Any misdemeanor convictions during the past five (5) years involving property damage, injuries to persons, or failure to pay amounts owed for which restitution has not been made.

"Please note-this property may be within 1,000 feet of a school, publicly owned daycare or licensed daycare facility. If you believe you may be restricted from residing in such proximity to one of these facilities, please consult with the appropriate authority prior to submitting an application or signing a lease.

Our decisions are based on the information provided by a third party verification service at the time of application. We are not responsible for inaccurate information obtained.

I have read, understand, and received a copy of the Statement of Rental
Qualifying Procedures.

	_					
T	T4:1:4	Dearringment	Tilo atmin a	 	 aakalaliala.	

<u>Utility Requirement</u>: Electric and water service must be established in resident's name on or before move-in date.



Date

Brighton 3050 Apartment Rental Verification Form

Return To ______ Fax: 859-514-4243

*Note to Applicant: Please provide information for 1st section ONLY. Signature is required for completion.

	I hereby authorize and request	my landlord to furnish the	above information which is necessary in determining eligibility for housing.
Signatu	re of Landlord	Date	Phone number
СОММІ	ENTS:		
e. V	Nould you rent to this applicant again	YES NO (circle one)	If NO, explain:
d. F	Has applicant ever given you any false	e information? YES NO	O (circle one) If YES, explain:
с. [Does/Did applicant create any physica	al or social hazards to the	unit or to other residents? YES NO (circle one)
b. [Does/Did applicant interfere with the i	rights and quiet enjoymer	t of other residents? YES NO (circle one)
a. [Does/Did applicant permit persons oth	er than those on the lease	e to live in the unit? YES NO (circle one)
3. <u>Gene</u>	eral:		
d. D	Does/Did the resident have any insect	infestation? YES NO	(circle one) If YES, was there completion of extermination? YES NO (circle one)
c. V	Will/Did you keep any of the security	deposit? YES NO (ci	rcle one) Why/Why Not?
b. F	das applicant ever damaged the renta	al home? YES NO (ci	rcle one) If YES, did applicant pay for the damages? YES NO (circle one)
a. E	Does/Did the resident have pets? YES	NO (circle one)	ow Many? Pet Violations?
2. <u>Cari</u>	ng for the Unit:		
d. F	Have you ever begun eviction proceed	lings for non-payment?	YES NO (circle one)
c. D	Did applicant ever have NSF/returned	payment? YES NO	(circle one)
b. F	das applicant ever been late paying r	ent? YES NO (circle	one) If YES, how often?
a. Is	s resident currently up-to-date with re	ntal payment? YES NO	circle one)
1. <u>Rent</u>	Payment:		
How mai	ny people reside/resided with applica	ant?	
Has app	licant given proper notice to vacate?	YES NO (circle one)	Will applicant be breaking their lease agreement? YES NO (circle one)
Dates	applicant rented from you: From: _	To:	What is/was applicant's rental payment amount?
Name o	f Property Supervisor:		Phone:
			DI

Signature of Applicant

DATE



Brighton 3050 Apartments Employment Verification Form

Return Form		
Fax: 859-5	14-4243	
Attention:		

*Note to Applicant: Please sign and Date the Bottom of this form ONLY

	•
Applicants FULL Name:	
Applicant's Employer:	
Supervisor Name:	
Applicant's Position:	
Length of employment:	
Salary: \$/ MONTH	
Length of Time Holding Current Title:	
Is this position full-time or part-time? Full-time	Part-time
If part-time, how many hours per week?	
Is this position temporary?	
Other Remarks:	
Signature of employer	Date
Phone Number	
Address	
City State	Zip
I hereby authorize and request my employer to furnish	the above information, which is necessary in determining eligibility for housing.
Signature of Applicant	Date

Pet Policies

Owner/Management agrees to allow two pets within a leased property, providing the resident and pet owner agree to meet the following terms and conditions, without exception:

A. Screening/Registration

1. Pet owners must complete a Pet Application and Registration form before occupying the apartment. No application will be approved by the Owner, without a clear, current photograph or each pet, attached.

B. Permissible Pets

1. Only the pet(s) listed and described on the attached Pet Application, is authorized under this agreement.

2. The following breeds, and any pet sharing a bloodline (mixed) with the following breeds, are strictly prohibited:

American Pit Bull Staffordshire Terrier
Rottweiler Chow Chow
Akita Alaskan Malmute

American Bulldog Great Dane German Shepherd Doberman Pinscher Presa Canario Siberian Husky

Any Mastiff Breed

Amstaff Bulldog Wolf Hybrid

** PLEASE COMPLETE ALL BREED INFORMATION. IN FULL. AS REQUESTED ON APPLICATION PAGE **

- 3. Any reptiles, Ferrets, Chickens, Rats, Pigs, and Rabbits are strictly prohibited.
- Only two domestic pets will be allowed per home.

Management has the option to deny any pet at their discretion, based on application information, and photograph provided.

C. Restrictions

- 1. Resident warrants that the pet(s) is housebroken. Resident also warrants that the pet(s) has no history of causing physical harm to persons or property, such as biting, scratching, gnawing, etc., and further warrants that the pet(s) has no vicious history or tendencies.
- Pets shall not be kept, bred or used for any commercial purpose.
- 3. Pets must be confined to the pet owner's home, must not be allowed to roam free and may not be tied outside
- 4. Pets in transit are to be carried, restrained by a leash or placed in an animal carrier. NO EXCEPTIONS
- 5. Persons who walk pets are responsible for immediately cleaning up after their animals, and discarding securely bagged pet droppings. NO EXCEPTIONS
- 6. Cat litter may not be disposed of in toilets. Nor may any pet waste be dropped down trash chutes unless securely bagged.
- Pet owners are responsible for any damage to the common elements caused by their pets. Any damage caused by cleaning chemicals or other such
 materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
- 8. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are:
 - a. Personal injury or property damage caused by unruly behavior.
 - b. Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for ½ hour or more to the disturbance of any person at any time of day or night.
 - c. Pets who are not under the complete control of a responsible human companion, and on a short hand-held leash or in a pet carrier,
 - d. Animals that relieve themselves on walls or floors of common areas.
 - e. Animals who exhibit aggressive or vicious behavior.
 - Pets that are conspicuously unclean or parasite-infested.
- Feeding, caring for, or otherwise aiding stray animals is prohibited. Injured or stray animals shall be reported to the local animal control authority for pick-up.
- 10. All Residents on attached lease shall indemnify, hold harmless, and defend Helmsdale LLC, Owner, and agents against all loss or liability, judgments, expense (including attorney's fees), or claims by third parties for any injury to any persons or damage of any kind whatsoever caused from Resident pet(s).
- 11. Birds must be caged properly. Fish aquariums are limited to 50-gallon capacity. Damage caused by leaky aquariums will not become Helmsdale LLC's responsibility. A limit of (2) two birds is permitted. Birds and fish are excluded from the pet fees and pet rent
- 12. Resident will provide adequate and regular veterinary care of pet(s), ample food and water, and will not leave unattended for any undue length of time. Resident will diligently maintain cleanliness of sleeping and feeding areas.
- 13. It is further understood and agreed that if efforts to contact the Resident are unsuccessful, the Landlord or Landlord's agents may enter Residents home if reasonable cause to believe an emergency situation exist with respect to the pet. Example: include abuse, abandonment, or any prolonged disturbance. If it becomes necessary for the pet to be put out to board, any and all cost will be the Residents sole responsibility.
- 14. Resident agrees to permit Landlord to professionally fumigate the premises including grounds (if any) for fleas, and ticks and clean carpet during occupancy or post occupancy if necessary at a competitive price at the Residents expense.

D. Enforcement

- 1. There will be a non-refundable pet fee upon the animal's move-in, as follows: \$200.00 for first pet, \$100.00 for second pet.
- ** Please be aware that the non-refundable pet fee in no way limits tenant's liability for damages.
- There will be a non-refundable monthly pet rent added to the lease agreement upon the animal's move in, as follows: \$20,00 per month. per pet.
 ** The monthly pet rent does not apply towards any damages; it is a fee and is not a deposit.
- Any owner, resident or managing agent personnel observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance.
- 4. Management also has the authority to assess and collect fines for violations of the house rules pertaining to pets, and to assess and collect the amount(s) necessary to repair, or replace, damaged areas or objects.
- 5. Damages to the exterior or interior of the premises including, but not limited to: grounds, flooring, walls, trim, finish, tiles, carpeting or any other fixture; caused by pet, will be the full responsibility of the Resident to pay for the full cost involved to repair, or replace, to its original condition.

Should a non-approved or unaccounted for pet be discovered, whether permanent, temporary, or visiting, the resident is subject to an immediate \$400.00 penalty fee, per pet. Additionally, \$40.00 pet rent will be added to your monthly rent total, for each pet found.

*Management has the right to deny any pet at their discretion. Should non-documented pets be found, they are still subject to approval and RESIDENT may be asked to remove the pet(s).

E. Death or Removal

- 1. Applicant agrees and understands that in the event any currently housed pet dies or is removed from the residence, the \$20,00 monthly pet rent will be due through the full duration of the signed lease term.
- 2. Upon expiration of a current Lease Agreement, Residents will have the option to sign a new Lease Agreement omitting the deceased or removed pet from the contract.

The undersigned do hereby agree and understand to meet the above standards and conditions.

It is understood that if negligence is found, owner/management reserves the right to revoke all agreements regarding pets.

initial	initial	initial	initial	initial
	a real real residence realist			
The undersioned bear	by agree to the Det Delici	es above and accura	that NO DET will me	side, or visit, leased residence.
i ne undersigned nere	by agree to the ret roller	cs above, and assure	matnu rei wiii re	
i ne undersigned nere	by agree to the ret roller	cs above, and assure	that NO FET will re	side, or visit, leased residence.
i ne undersigned nere	by agree to the Pet Polici	es above, and assure	that <u>NO PET</u> will re	side, or visit, leased residence.
initial	initial	initial	initial	initial



Please Provide all information below. Signature is required for completion

FULL Name of Pet Owner_____

Apartment/Unit number				
Home Telephone number				
Work Telephone number				
		Pet Information		
	Is this a Mixed	1 Ct IIII of III dt Ioi		
Pet's Name	Breed?	Breed Description	Age	License or I.D. #
	Yes or No			
		D		
		Pet Veterinarian Information		
Name of Veterinarian/Office	e:			
Address:		Phone:		
		<u>Pet Emergency Caretaker</u>		
Full Name:			Relationship:	
			Γ.	
Addrace				

By signing below I confirm that the information provided is TRUE, and hereby authorize verification of any and all information listed: I further understand; and agree to, the provisions and rules determined by PET POLICIES portion of my application packet. I further understand and agree that management reserves the right to approve or deny any pet at their discretion.

Daytime Phone:_____ Email: ____

Signature of Pet Owner	Date:
Accepted By:	Date:
1 7	

Please attach photo here

*Photo must be of the FACE/HEAD

and must be clear

BRIGHTON 3050 WAITLIST APPLICATION POLICY

The Waitlist is for applicants who want to put a rental home on hold and are willing to wait for the next available unit, or preleasing for a later time.

Rental rates are subject to change, but you will be locked into the current rate for up to 3 months from your application date; After that period you will be subject to any rate increases.

	omit a completed application, a \$40.00 appostoward your security deposit at move in.			•
If your application	n is not approved, the \$100.00 hold fee will	be refunded, and yo	ur name will be rem	oved from the Waitlist.
Д	Applicant must provide an estimated time	for their move in and	d floor level (if applic	cable):
_	(earliest MI date-latest MI date)	Floor level: 1	2 3 (please circle	Any one)
•	to meet all specifications and locations per ailable in your time frame. The \$100.00 ho within your specified time fr	d fee is non-refundal	ble if a unit SIZE & le	
\$100.00 hold fee b	vill be made to meet your preferences and eing forfeited and your name removed fro \$100.00 hold fee will be required and you	m the Waitlist. If you	choose to remain or	
to occupy the assig	rental home, your name will be removed figned unit on the assigned date. If you chooself be required and you will be placed at the	se to remain on the V		·
_	n you to a unit of your desired floor plan an 00 hold fee will be refunded. Once you are	•		•
	ed move in date fall 3 months after your or prior to permanent placement. No addition			vill be re-
	By signing below, I understand and	I agree to the On Si	te WaitList policies	
Signature	Print	Date	Time	
 Signature	Print	 Date	Time	
Brighton 3050				