

RIVER HOUSE TENANT, LLC - RENTAL APPLICATION

River House Tenant, LLC does business in accordance with the Fair Housing Amendments Act of 1988 and the Virginia Fair Housing Law, which specifies that it is illegal to discriminate against any person in residential real estate transactions because of race, color, sex, religion, physical or mental handicap, familial status, age or national origin. All lease signers must be at least 18 years of age or older.

APPLICATION FEE

An application fee of \$50.00 is required per applicant/co-applicant, in order to apply for an apartment. This application fee is NON-REFUNDABLE. You may pay this amount by MONEY ORDER or CHECK, payable to RIVER HOUSE TENANT, LLC.

RESERVE FEE

A reserve fee in the amount of \$250.00 will hold your apartment. You may pay this fee by MONEY ORDER or CHECK, payable to RIVER HOUSE TENANT, LLC. This amount will be refunded in the event your application is not approved. If approved, the reserve fee will be credited to your security deposit at the time of lease signing.

SECURITY DEPOSIT

A security deposit, which is equivalent to one month’s rent, is required before residency. In the event your application is not approved, any security deposit you have paid will be refunded. If your application is approved, the security deposit will be held until you vacate the premises. At that time, your security deposit will be refunded in compliance with the terms of your lease and applicable Virginia statutes.

PETS

Pets will be permitted on a case by case basis at the sole discretion of the owner of the leased premises. Pet weight is limited to 25 lbs or less, fully grown. In the event a pet is permitted, a non-refundable pet fee is required in the sum of \$150.00 prior to allowing the pet on premises. In addition, a monthly pet fee of \$25.00 is required for any portion of a month that the pet is on premises.

QUALIFICATION RESTRICTIONS

Applicants for rental of a dwelling unit are subject to approval as follows:

Income: The total gross monthly income(s) of the applicant(s) must be equal to, or exceed an amount equal to 3 times the monthly rental for that particular dwelling unit. Guarantors are accepted; however the gross monthly income of the Guarantor must equal or exceed five (5) times the monthly rental for that particular dwelling.

Credit: CREDIT INFORMATION ON EACH APPLICANT WILL BE OBTAINED THROUGH A NATIONAL CREDIT-REPORTING AGENCY. CREDIT HISTORY SHOULD POSITIVELY REFLECT THE APPLICANT’S ABILITY AND WILLINGNESS TO MAKE PAYMENTS AS REQUIRED BY THE LEASE.

Rental Record: A satisfactory reference from previous landlord, i.e., compliance with the requirements of the lease as to payment of rent and observance of other obligations of the tenant specified therein.

LEASE, RULES AND REGULATIONS

All applicants must sign a lease and related rules and regulations before occupancy. We expect full compliance with these documents by all residents. Copies of these may be obtained from the rental staff for your preview.

PRINT NAME

PRINT NAME

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

APARTMENT NUMBER _____
DATE OF APPLICATION _____
DATE DESIRED _____
APPLICATION FEE REQUIRED \$50.00 per applicant/co-applicant
RENT AMOUNT \$ _____ month

LEASE TERM DESIRED: 12 months

As provided by the Government Data Collection and Dissemination Practices Act, anyone who is requested to provide personal information about him/her must be informed whether he/she is legally required to provide such information, or whether he/she may refuse to supply the information requested. Although you are not legally required to provide the information requested your failure to do so will result in our inability to determine your eligibility for housing in our development.

It is possible that information provided by you will be revealed to others for the purpose of confirmation or for other purposes in accordance with the Virginia Freedom of Information Act, but any information so supplied is subject to the safeguards of the Virginia Privacy Protection Act.

How did you hear about us? _____

YOUR NAME(S):

1. _____
LAST FIRST MIDDLE INITIAL DATE OF BIRTH SOCIAL SECURITY NO.

2. _____
LAST FIRST MIDDLE INITIAL DATE OF BIRTH SOCIAL SECURITY NO.

CURRENT ADDRESS(ES):

1. _____
NUMBER & STREET NAME CITY STATE ZIP

HOW LONG? _____

NAME OF APTS OR RENTAL AGENT TELEPHONE RENT RATE

2. _____
NUMBER & STREET NAME CITY STATE ZIP

HOW LONG? _____

NAME OF APTS OR RENTAL AGENT TELEPHONE RENT RATE

PREVIOUS ADDRESS(ES) (IF CURRENT ADDRESS IS LESS THAN ONE YEAR)

1. _____
NUMBER & STREET NAME CITY STATE ZIP

HOW LONG? _____

NAME OF APTS OR RENTAL AGENT TELEPHONE RENT RATE

2. _____
NUMBER & STREET NAME CITY STATE ZIP

HOW LONG? _____

NAME OF APTS OR RENTAL AGENT TELEPHONE RENT RATE

EMPLOYMENT:

1. _____
CURRENT EMPLOYER HOW LONG? TELEPHONE

BUSINESS ADDRESS CITY STATE ZIP

YOUR POSITION MONTHLY SALARY

ADDITIONAL SOURCES OF INCOME AND AMOUNTS: _____

2. _____
CURRENT EMPLOYER HOW LONG? TELEPHONE

BUSINESS ADDRESS CITY STATE ZIP

YOUR POSITION MONTHLY SALARY

ADDITIONAL SOURCES OF INCOME AND AMOUNTS: _____

FINANCIAL INFORMATION:

1. _____
FINANCIAL INSTUTION BALANCE IN ACCOUNT(S)

2. _____
FINANCIAL INSTUTION BALANCE IN ACCOUNT(S)

AUTOMOBILE OR OTHER VEHICLE:

1. _____
MAKE YEAR COLOR PLATE #

2. _____
MAKE YEAR COLOR PLATE #

EMERGENCY CONTACT:

WHOM MAY WE CONTACT IN CASE OF PERSONAL EMERGENCY (SOMEONE NOT LIVING WITH YOU)

1. _____
LAST FIRST MIDDLE INITIAL RELATIONSHIP

NUMBER & STREET NAME CITY STATE ZIP

CONTACT NUMBER(S)

2. _____
LAST FIRST MIDDLE INITIAL RELATIONSHIP

NUMBER & STREET NAME CITY STATE ZIP

CONTACT NUMBER(S)

ARE ANY PARTIES ON THIS APPLICATION REQUESTING THAT ONE OR MORE PETS BE PERMITTED IN THE APARTMENT SUBJECT TO THIS APPLICATION? _____ NO _____ YES?

IF SO, PLEASE DESCRIBE BREED, WEIGHT AND DESCRIPTION: _____

CANCELLATION POLICY

Cancellation must be provided in writing. Applicant(s) has 48 hours to cancel leasing process following notification of approval for an apartment.

APPLICATION AND RESERVATION FEES ARE NON-REFUNDABLE

Applicant Initial

RESIDENT STATEMENT

I/We understand that the above information is being collected to determine my/our eligibility for residency. I/we authorize the owner/management to verify all necessary information provided on this application, and my/our signature(s) hereto evidence my/our consent to obtain all such verifications. I/WE FURTHER CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY/OUR KNOWLEDGE.

“I/We hereby authorize River House Tenant, LLC to obtain a consumer credit report, and any other information it may deem necessary, for the purpose of evaluating my/our rental application. I/We understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. This Authorization expressly grants the right to run additional reports at any time River House Tenant, LLC deems them to be necessary and includes any report to further the renewal of a lease or to collect monies due and owed. **I hereby expressly release River House Tenant, LLC, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my/our application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.**”

PRINT NAME

PRINT NAME

SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT

DAYTIME CONTACT NUMBER

DAYTIME CONTACT NUMBER

EMAIL ADDRESS

EMAIL ADDRESS

The River House
806 Wasena Ave., SW
Roanoke, VA 24015
540-904-5989

08/21/14

GOVERNMENT DATA COLLECTION AND DISSEMINATION PRACTICES ACT LETTER

MARKET RATE DEVELOPMENTS

Dear (Mr/Mrs/Ms) _____

As provided by the Government Data Collection and Dissemination Practices Act, anyone who is requested to provide personal information about himself must be informed whether he is legally required to provide such information, or whether he may refuse to supply the information requested. As an applicant for housing financed by the Virginia Housing Development Authority, you are requested to provide certain information that will enable The River House to complete a "Tenant Income Certification".

The information requested will be used to determine an adjusted annual income which you and your family receive from all income sources. This is necessary because the Rules and Regulations adopted pursuant to the Authority conferred on the Virginia Housing Development Authority limit eligibility for initial occupancy to families whose adjusted income does not exceed certain established limits. In addition, it is necessary to know the composition of your family (number of dependents) so that the proper size of dwelling unit may be authorized for you and your family.

Although you are not legally required to provide the information requested, your failure to do so will result in our inability to determine your eligibility for housing in this development.

The completed "Tenant Income Certification" is electronically transmitted by this management agent/owner to the Virginia Housing Development Authority, 601 South Belvidere Street, Richmond, VA 23220. It is possible that information provided by you will be revealed to others for the purpose of confirmation or for other purposes in accordance with the Virginia Freedom of Information Act, but any information so supplied is subject to the safeguards of the Government Data Collection and Dissemination Practices Act.

Sincerely,

Matt Clark
Management

Received (Date) _____

Signature: _____
