

**NOTIFICATION & AUTHORIZATION FORM FOR OBTAINING A CREDIT REPORT & CRIMINAL BACKGROUND CHECK & DEPOSIT INFORMATION**

The undersigned authorizes Sunset West, LLC dba STONEGATE & Jabez Enterprises, LLC, to obtain a credit report on the undersigned through the credit agency of its choice. The undersigned also gives permission and his or her authorization to obtain a criminal background check, rental reference and employment verification.

If an adverse decision is made due totally or partially to the information on the credit report, Sunset West, LLC dba STONEGATE & Jabez Enterprises, LLC, will give the undersigned a copy of a summary of the undersigned rights under the Fair Credit Reporting Act, and the source of the credit report so the undersigned may contact them if he or she so desires.

The undersigned warrants and represents the information on the rental application to be true and correct. All persons or firms named may freely give any requested information concerning me and I hereby waive all right of action for any consequence resulting from such information. Verification or re-verification of any information contained in the application may be made at any time by management, its agents, successors and assigns, either directly or through a credit reporting agency, from any source named in this application, and the original copy of this application will be retained by management, even if the application is not approved. The undersigned applicant hereby authorizes manager to release any and all information contained in this application on behalf and for the benefit of the undersigned applicant.

I hereby deposit the following with management as a good faith deposit in connection with this application for residency:

	Required Amount	Amount Paid	Date Paid
Non-Refundable Application Fee:	\$ _____	\$ _____	____/____/____
Security Deposit (Premises):	\$ _____	\$ _____	____/____/____
Non-Refundable Pet Fee:	\$ _____	\$ _____	____/____/____
Total:	\$ _____	\$ _____	____/____/____

If my application is accepted, I understand the security deposit (Premises) will become my refundable security deposit upon meeting the terms of the lease and the community rules and regulations. If, for any reason management decides to decline my application, then management will refund this good faith deposit and the non-refundable fees, excluding the application fee, to me in full. If this application is approved, and I fail to occupy the premises on the agreed upon date, except for delay caused by construction or the holding over of a prior resident, I understand that management will assess damages against the deposit for the amount of rental lost or any expenses incurred due to my cancellation. As those costs are difficult to ascertain, I agree to forfeit the refundable portion of the security deposit as liquidated damages for the apartment I agreed to occupy.

Applicant's Signature: \_\_\_\_\_ Date \_\_\_\_\_ Spouse's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**THE LEASE AGREEMENT WILL NOT BECOME EFFECTIVE UNTIL THIS APPLICATION IS APPROVED BY MANAGEMENT.**

Title VIII of the CIVIL RIGHTS ACT of 1966 makes discrimination based on race, color, religion, sex, family status, or national origin illegal in connection with the rental of most housing. The Federal agency which administers compliance with this law concerning this company: Department of Housing and Urban Development.

EQUAL CREDIT OPPORTUNITY ACT – The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington, DC 20560.

***Our mission is to provide superior residential management services. We will accomplish this through extraordinary service to our residents.***

***THIS PORTION OF APPLICATION IS FOR OFFICE USE ONLY***

**CREDIT BUREAU INFORMATION  
ATTACH CREDIT REPORT TO APPLICATION**

PROPOSED MOVE-IN DATE: \_\_\_\_\_  APPROVED  DISAPPROVED

IF THIS APPLICATION WAS DISAPPROVED, WAS THE APPLICANT GIVEN THE NAME AND ADDRESS OF THE PERSON OR REPORTING AGENCY THAT VERIFIED THE APPLICATION?

YES  NO DATE: \_\_\_\_\_ Manager's Signature: \_\_\_\_\_

IF THIS APPLICATION WAS DISAPPROVED, WHAT WAS THE BASIS FOR REFUSAL?

- |   |  |
|---|--|
| <input type="checkbox"/> UNFAVORABLE CREDIT REPORT                      | <input type="checkbox"/> UNFAVORABLE CRIMINAL REPORT       |
| <input type="checkbox"/> UNFAVORABLE REPORT FROM PREVIOUS LANDLORD      | <input type="checkbox"/> UNFAVORABLE EMPLOYMENT REFERENCES |
| <input type="checkbox"/> INSUFFICIENT INCOME                            | <input type="checkbox"/> NUMBER OF OCCUPANTS               |
| <input type="checkbox"/> INCORRECT INFORMATION SUBMITTED ON APPLICATION | <input type="checkbox"/> NUMBER OF OR SIZE OF PETS         |
| <input type="checkbox"/> OTHER (SPECIFY): _____                         |  |