



RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify for residency, the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties unless Applicant can qualify for credit on his/her own.
- Minimum income requirements do apply. Guarantor or Applicant must make three (3) times the rental rate to qualify for residency. If Guarantor or Applicant does not make three (3) times the rental rate, the Applicant may be required to pay an additional security deposit.
- A credit report will be run on the Guarantor (or Applicant if no guarantor). An unsatisfactory report may result in the denial of the application. An unsatisfactory credit report is one that reflects past or current bad debts, late payments, or unpaid bills, liens or judgments. If your application is denied for poor credit history, you will be given the name, address, and phone number of the credit reporting agency that provided the report, as well as other information required to be provided by the Fair Credit Reporting Act. A Guarantor or Applicant with little or no credit history may be required to pay an additional security deposit.
- A Bankruptcy that has not been discharged in the past seven (7) years will result in an automatic denial.
- Rental history on the Applicant will be verified. The application may be denied for a negative rental reference. A negative rental reference constitutes any outstanding balance, eviction, complaints or lease violations to a current or previous landlord.
- Criminal history will be checked on the Applicant. Any felony guilty plea or conviction will result in the denial of the application. Any misdemeanor guilty plea or conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related (except for a single violation of simple possession of marijuana), theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature (“Serious Misdemeanor”) will result in the denial of the application. Listing on a national, state or local sex offender registry will result in an automatic denial of the application. Two or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. Any felony charge or Serious Misdemeanor charge reflected on an Applicant’s record which is still pending may also result in denial of an application. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports on any applicant in its sole discretion if it has reasonable cause to believe that a resident has been involved in criminal activity.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

Applicant

Date





LEASE APPLICATION

Application is for information only and does not obligate landlord to execute a lease or deliver possession to proposed resident(s).

Application fee: \$35 non-refundable
Reservation fee: \$165 non-refundable
Deposit:

Name: _____

Permanent Address: _____ City: _____ St: _____ ZIP: _____

Home Phone: (____) ____ - ____ Cell Phone: (____) ____ - ____

Driver's License Number: _____ State: _____

Social Security Number: ____ - ____ - ____ Date of Birth: __/__/____ (month/day/year)

Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman

Anticipated Graduation Date: _____

Email: _____

Anticipated Move-In Date: _____

Employer: _____ Work Phone: (____) ____ - ____

Annual Income _____ Supplemental Income _____

Parent or Guardian for Emergency Contact: (Circle one)

Name: _____

Address: _____ City: _____ St: _____ ZIP: _____

Home Phone: (____) ____ - ____

INSTRUCTIONS: To complete the application process:

Submit completed application with payment of all fees and deposit, and return the signed Guaranty of Lease form, if required, within seven (7) days. All fees should be in the form of a check or money order; made payable to Coastal Village, LLC. The security deposit should be in a separate money order or personal check.

By signing below, I represent that:

- a) All information contained herein is true and correct.
b) I understand a financially responsible Guarantor is required for those students who do not meet the required credit/income criteria and that this Guarantor must also meet all approval requirements. Failure to provide a qualified Guarantor will entitle us to refuse your application for that reason and to retain applicable fees.
c) It is also understood that Landlord, where required, will run a credit check on the Guarantor and a criminal background check on the Applicant to determine application approval. A student who meets the required credit/income criteria will not need a guarantor and in such case, credit and background check will be run on Applicant only.
d) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
e) Roommate compatibility is not guaranteed.

Applicant's Signature: _____

Date: _____

Staff Representative Signature: _____

Date: _____





Roommate Profile Form

The following information will be used for roommate matching only.
Please complete this form honestly so that you can reduce the likelihood of roommate conflicts during your residency.

Academic Classification: Freshman Sophomore Junior Senior Graduate Student

Major: _____

Prefer to live with: Males Only Females Only Co-Ed*

***(Opposite sex roommates require written acknowledgement from the guarantor)**

Prefer to live with: Pets No Pets No Preference

Birthday _____ Age _____ Male Female Cell Number: _____

E-mail Address: _____

Requested Roommate(s): 1.) _____ 2.) _____

3.) _____

Bedroom Preference: A B C D

Floor Preference: 1st 2nd 3rd

The preferences checked above are not guaranteed. Please understand that both Bedroom and Floor preferences are based on availability and the roommates you are matched with.

Smoking: I smoke. I do not smoke I prefer to live in a smoke-free environment.

By checking non-smoking, you acknowledge that smoking is not permitted in the unit you are assigned to and that failure to abide by the policy will require you to pay a fee and/or risk eviction.

Drinking: I drink. I do not drink. I prefer to live in an alcohol-free environment.

Cleaning: I like to clean every night. I like to clean once a week. I like to clean once a month.

Studying: I study 0-2 times per week. I study 2-5 times per week. I study daily.

Schedule: I have mostly morning classes. I have mostly evening classes. I am a morning person. I am a night person.

On most weekends I like to: Watch TV Go Out Study Entertain Friends Listen to Music

In my spare time I like to: _____

Coastal Village has my permission to release this information to prospective roommates.

Printed Name _____ Apartment Number _____

Signature _____ Date _____