



APPLICATION FOR RESIDENCY

PROPERTY NAME _____

FOR LEASING OFFICE ONLY:
DATE _____ APT. TYPE _____
APT # _____ MOVE-IN DATE _____
MONTHLY RENT _____ LEASE DATES _____
SOURCE _____ MOVE-IN RENT AMOUNT _____
VERIFY INCOME & ID (LCINIALS) _____

APPLICANT'S NAME _____ DATE OF BIRTH _____ SS# _____
FIRST MIDDLE LAST
CO-APPLICANT'S NAME _____ DATE OF BIRTH _____ SS# _____
FIRST MIDDLE LAST
APPLICANT'S STATE & DRIVER'S LICENSE # _____ CO-APPLICANT'S STATE & DRIVER'S LICENSE # _____

OTHER OCCUPANTS WHO WILL NOT SIGN LEASE

NAME DATE OF BIRTH SS# STATE & DRIVER'S LICENSE # (if age 18 or order) RELATIONSHIP TO APPLICANT
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RESIDENT HISTORY

PRESENT ADDRESS _____
STREET APT.# CITY STATE ZIP
DATES FROM/TO _____ PRESENT LANDLORD/RESIDENT MGR. APT. COMMUNITY/MORTGAGE CO. & LOAN # PHONE #
MONTHLY PAYMENT _____ REASON FOR MOVING _____ HOME # _____
PREVIOUS ADDRESS _____
STREET APT.# CITY STATE ZIP
PREVIOUS APT. NAME OR LANDLORD _____ ADDRESS _____
MONTHLY PAYMENT _____ PHONE # _____ HOW LONG? _____
HAVE YOU OR ANY CO-APPLICANT OR PROPOSED OCCUPANT EVER BEEN CONVICTED OF A CRIME (FELONY OR MISDEMEANOR)?
___ YES ___ NO
HAVE YOU OR ANY CO-APPLICANT OR PROPOSED OCCUPANT EVER MOVED OUT OF A DWELLING UNIT BEFORE THE END OF THE LEASE TERM WITHOUT THE OWNER'S CONSENT? ___ YES ___ NO
HAVE YOU EVER BEEN EVICTED OR ASKED TO MOVE OUT? ___ YES ___ NO

EMPLOYMENT/STUDENT HISTORY

PRESENT/FUTURE EMPLOYER _____ POSITION _____
BUSINESS ADDRESS _____ BUSINESS PHONE # _____
STREET CITY STATE ZIP
GROSS MONTHLY PAY _____ EMPLOYED SINCE _____
SUPERVISOR _____
PREVIOUS EMPLOYER _____ POSITION _____
BUSINESS ADDRESS _____ BUSINESS PHONE # _____
STREET CITY STATE ZIP
GROSS MONTHLY PAY _____ EMPLOYED FROM/TO _____
CO-APPLICANT'S EMPLOYER _____ POSITION _____
BUSINESS ADDRESS _____ BUSINESS PHONE # _____
STREET CITY STATE ZIP
GROSS MONTHLY PAY _____ EMPLOYED FROM/TO _____

MISCELLANEOUS

HOW DID YOU HEAR ABOUT US? _____
 DO YOU OWN ANY PETS? _____ IF SO, HOW MANY? _____ BREED _____ WEIGHT _____ COLOR _____
 PERSONAL EMERGENCY CONTACT _____ RELATIONSHIP _____
 ADDRESS _____ HOME PHONE # _____ BUS. PHONE # _____
 AUTO TAG # & STATE _____ YEAR/MAKE/COLOR _____
 CO-APPLICANT'S TAG # & STATE _____ YEAR/MAKE/COLOR _____
 DO YOU OWN A MOTORCYCLE, BOAT, COMMERCIAL VEHICLE, CAMPER, TRAILER, ETC.? (IF SO, TYPE & TAG #) _____
 [NOTE: Restrictions may apply to number and type of vehicles which may be parked on property.]

By signing below, You are stating that the information You have provided in this Application is true, correct, and complete. All persons and firms named in this Application may freely give any information concerning You that is requested, and You waive all rights of action that You may have for any consequence resulting from such information. By signing below, You authorize Mid-America Apartments, L.P. and its subsidiaries and affiliates (collectively referred to as "MAACA"), to release all information contained in this Application on Your behalf and for Your benefit.

You hereby consent to allow MAACA to verify Your information through any means, including obtaining and verifying Your credit information and a criminal background check that may include information on Your credit and criminal histories for the purpose of determining whether or not to lease an apartment to You. If You do not meet the Residency Selection Criteria, or if You provide inaccurate or incomplete information, You further acknowledge that Your Application may be rejected and, as provided below, Your Non-Refundable Application Fee(s) will not be refunded. You understand that should You lease an apartment, MAACA shall have a continuing right to review Your credit information, this Application, payment history and occupancy history for account review purposes and for improving application methods. MAACA may at any time furnish information to consumer reporting agencies and other rental housing owners, regarding Your performance of Your legal obligations, including both favorable and unfavorable information about Your compliance with the lease contract, the rules, and financial obligations. Residential screening for all applicants is provided by CoreLogic (800) 811-3495.

A Non-Refundable Application Fee shall be paid for each Application. Each person over the age of 18 must undergo a criminal check. Each signatory must undergo credit and criminal check. If a Guarantor is required, the Guarantor must complete an Application and meet all qualifying criteria applicable to the Guarantor Agreement and pay an Application Fee.

Amounts to be completed by MAACA associate:					
	Required Amount	Amount Paid	Date Paid	Initials	Date
Non-Refundable Application Fee	\$ _____	\$ _____	_____	_____	_____
Non-Refundable Pet Fee	\$ _____	\$ _____	_____	_____	_____
Other	\$ _____	\$ _____	_____	_____	_____
Total	\$ _____	\$ _____	_____	_____	_____

You understand that MAACA will never refund Your Non-Refundable Fee(s) after You sign this Application. If MAACA declines Your Application, You understand that MAACA will return all other fees listed above.

If You abandon this Application within 48 hours of submitting this Application to MAACA, You understand that MAACA will return all fees other than Your Non-Refundable Application Fee.

If You abandon this Application after 72 hours of submitting this Application to MAACA or if You fail to occupy the premises at the agreed upon time for any reason, You understand that MAACA will keep Your Non-Refundable Application Fee and charge 25% of the first month's rent as liquidated damages. You acknowledge that any injury to MAACA caused by Your abandonment of this Application after 72 hours or Your failure to occupy the premises at the agreed upon time is too difficult to accurately estimate. You therefore agree that MAACA and You intend to provide for damages rather than a penalty in these situations, and that MAACA's retention of the sums set forth above is a reasonable estimate of MAACA's probable loss from such an abandonment or refusal to occupy the premises.

Applicant/Occupant Signature _____ Email _____ Cell Phone _____
 Applicant/Occupant Signature _____ Email _____ Cell Phone _____
 Applicant/Occupant Signature _____ Email _____ Cell Phone _____
 Applicant/Occupant Signature _____ Email _____ Cell Phone _____

RESIDENCY SELECTION CRITERIA:**CREDIT HISTORY - Applies to Applicants Only**

Your credit history will be screened through a third party service provider for approval recommendation. The recommendation will be determined by a mathematical analysis of information found in Your consumer credit report, Your Application, and Your previous rental history. The consumer credit report may include account payment history, number and type of accounts, collection activity, outstanding debt, and other inquiries. In addition, the analysis may consider information such as income-to-rent ratio and may result in a requirement that You pay an additional deposit, or Your Application may be denied. Factors that may result in an automatic denial of Your Application include but are not limited to:

- Use of a false Social Security Number
- Unpaid housing debt owed to MAAC
- Failure to meet MAACA's Income Requirements

We have the right to review Your prior rental history, including but not limited to, failure to pay rent timely, eviction history, unpaid rent balance or damages, and any history of disturbances at Your previous residence(s).

IDENTITY AND AGE VERIFICATION – Applies to Applicants, Occupants, and Guarantors

All individuals of legal age that will reside in the apartment must be listed as either a financially responsible leaseholder or a non-financially responsible occupant and must sign this Application.

You must provide a Government issued photo identification and must be of adult legal age in the state in which the community is located (18 years of age in most states) to be a signatory to an apartment lease agreement. Occupants who will be residing in the apartment under Your lease and who are of adult legal age must also provide a Government issued photo identification. Any Guarantor of Your lease must provide a Government issued photo identification.

The Fair and Accurate Credit Transaction Act of 2003 (FACTA), requires that You must provide a Government issued identification during the application process. Identification provided must match information provided in Your Application. If You have a "fraud alert" noted on Your credit report, Your Application will be under further review until Your identity can be confirmed by our third party service provider using the contact method provided on the credit report.

We will deny residency to any Applicant or Occupant who provides false information. The denial will apply to all individuals listed in this Application. If we are unable to authenticate Your identity, You will need to provide additional information in order for us to proceed with the processing of your Application. We will not accept as a Guarantor an individual who provides false information or whose identity cannot be authenticated.

CRIMINAL HISTORY – Applies to Applicants and Occupants of Adult Legal Age

Your criminal history, and the criminal history of each person of adult legal age in the state in which the community is located who will be residing in the apartment, will be screened through our third party service provider for approval recommendation. We will only consider criminal convictions. We will not consider arrests or pending charges, expunged convictions, and convictions reversed on appeal or where a new trial has been ordered but not held. In the case of pending charges, a decision on admission will be deferred until the charges are adjudicated. If You or anyone who will reside in the apartment who is subject to a criminal background check is identified as potentially posing a heightened risk of crime at the apartment community, You and they will be afforded the opportunity to provide additional information for our consideration.

Each person who is identified for further review will be individually assessed using the factors described below:

- the facts or circumstances surrounding the criminal conduct;
- the age of the individual at the time of the occurrence of the criminal offense;
- evidence of a good tenant and employment history before or after the conviction or conduct;
- evidence of rehabilitation efforts;
- the time that has elapsed since the occurrence of the conduct;
- any information about the individual that indicates good conduct since the offense occurred; and
- any other factor related to whether the individual's specific criminal history creates the potential that MAACA's current residents, employees, or property will be exposed to a heightened risk of crime.

Any person requested to provide additional information for further review must do so within fourteen (14) days of our written request. We will notify such person of our decision whether or not to approve them for residency within thirty (30) days of our request for the additional information. Notice of our decision will be made in writing.

Please note that no apartment will be held while you gather this information and while MAACA conducts its assessment of any additional information you provide. However, if your rental application is approved upon this additional review and assessment, MAACA will make an effort to match you with a comparable apartment available at that time.

INCOME REQUIREMENTS – Applies to Applicants

The combined monthly income of the signatories to the apartment lease agreement must equal or exceed two (2) times the monthly rent of the applicable apartment home.

ADDITIONAL INFORMATION REGARDING OUR APARTMENTS AND LEASING REQUIREMENTS**INSURANCE REQUIREMENT**

You will be required to maintain resident liability coverage for Your apartment in the minimum amount of \$100,000.00 per occurrence naming Mid-America Apartments, L.P. as an interested party certificate holder and You must provide proof of such insurance to us prior to Your lease commencement date.

FLOOR PLANS AND OCCUPANCY STANDARDS

Photos, other images and apartment floor plan descriptions are intended to be representative only and may not fully and accurately represent the specific characteristics of Your apartment.

While occupancy standards vary depending on the characteristics of particular floor plans, a general guideline is as follows: One bedroom – no more than two occupants; Two bedroom – no more than four occupants; Three bedroom – no more than six occupants; Four bedroom – no more than eight occupants. In addition to two occupants per bedroom, You may also have one infant that is two years or less per bedroom.

FOR THOSE PAYING BY CHECK:

When You provide a check as payment, You authorize us either to use information from Your check to make a one-time electronic fund transfer from Your account or to process the payment as a check transaction. When we use information from Your check to make an electronic fund transfer, funds may be withdrawn from Your account as soon as the same day You make Your payment, and You will not receive Your check back from Your financial institution.

SIGNING THIS ACKNOWLEDGEMENT INDICATES THAT YOU HAVE HAD THE OPPORTUNITY TO REVIEW MAACA'S RESIDENCY SELECTION CRITERIA. THE RESIDENCY SELECTION CRITERIA MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPELTE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED.

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____

ADDITIONAL STATE REQUIREMENTS

FOR MARYLAND PROPERTIES ONLY:

Pursuant to Md. Code Ann., Real Prop. § 8-213, if a landlord requires from a prospective tenant any fees other than a security deposit (as defined by Md. Code Ann., Real Prop. § 8-203), and these fees exceed \$150 the landlord shall return the fees no later than 15 days following the date of occupancy or the written communication by either party to the other of a decision that no tenancy will occur. A landlord who fails to do so will be liable for twice the amount of the fees in damages. Landlords may, however, retain the portion of the fees actually expended for a credit check or other expenses arising out of the Application. MAACA's Application Fee is calculated to cover the minimum possible cost of a standard credit and background check. Accordingly, and as allowed under State law, MAACA will retain the full Application Fee following the application process. Section 8-213 does not apply to any landlord who offers four or less dwelling units on one parcel of property, or to seasonal or condominium rentals. Nothing in this provision shall be deemed a waiver of any additional claims for other expenses sustained by MAACA arising under the terms of this Application. **FOR PROPERTIES LOCATED IN THE STATE OF MARYLAND ONLY, THE LANGUAGE IN THIS PARAGRAPH SUPERSEDES ANY CONTRADICTORY LANGUAGE IN THIS APPLICATION.**

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____

Applicant/Occupant Signature _____ Date _____