

Tenant Selection Criteria

Dear Prospective Resident:

The following summarizes the charges and the requirements necessary to qualify for an apartment in our community. In order to process your application we must receive and verify from all applicants, a government issued photo identification. In addition all applicants must also provide a Social Security card. If we cannot verify identity through our screening process, applicant may be required to show additional documents verifying the Social Security number.

- All applicants must be at least 18 years old.
- Each Applicant must complete his or her own application and pay a non-refundable fee of \$18 per adult over 18.
- If there is more than 1 applicant, each applicant must qualify independently, as it relates to criminal and rental history. Income will be combined to determine eligibility. Your source of income must be from a verifiable source.
- Applicant must have given proper notice to last landlord; must have positive past landlord verification, cannot currently be under eviction or under the threat of eviction and must have prompt payment history that is verifiable.
- If prior residential history is from a home with a mortgage, this will be considered in lieu of landlord history.
- No prior evictions.
- Utilities must be put into your name and verified before you will be allowed to move in.
- No prior landlords in collections.
- Applicant must not have been convicted of a felony.
- Applicant must not have been convicted of misdemeanor in the last 5 years, involving the use, possession or intent to distribute a controlled substance or illegal drug or convicted of a crime involving violence against any person including, but not limited to, any form of assault, battery, domestic violence, and/or harm, injury or assault.
- Applicant must not have been convicted of any crime involving sexual menacing, assault or molestation offense, including children.
- Pets are NOT allowed except in Elderly and Disabled Properties. Service animals with **approved** paperwork will be accepted.

Prospective Resident Date

Prospective Resident Date

Property Manager Date



ASSETS:

Member #	Describe type (Bank Account, Stocks/Bonds, Property/Real Estate).	VALUE
		\$
		\$

CREDIT REFERENCES: (Credit Cards, School Loans, Car Payment, Mortgage Payment, etc):

Member #	Company Name (Creditor)	Monthly Payment	Balance Due

BANK REFERENCES:

Member #	Bank Name Location	Type of Account Checking/Savings	Avg. Balance	Interest Earned? Y/N

Vehicles: (Including company cars, motorcycles, etc.)

Member #	Drivers License #	Make/Model	Year	Color	Car Plate #	Monthly Pmt

RESIDENCE HISTORY AND CURRENT, PREVIOUS LANDLORDS:

Current Address		Rent Monthly	Utilities/Mo	Move-In Date	Reason for Leaving
Landlord Name	Landlord Address			Landlord Phone #	
Previous Address		Rent Monthly	Utilities/Mo	Move-In Date	Reason for Leaving
Landlord Name	Landlord Address			Landlord Phone #	
Previous Address		Rent Monthly	Utilities/Mo	Move-In Date	Reason for Leaving
Landlord Name	Landlord Address			Landlord Phone #	

EMERGENCY CONTACTS: (In the event of an emergency, designate someone to contact on your behalf)

Name	Address	Phone #

MEDICAL / DISABLED / HANDICAP ASSISTANCE EXPENSES

DO YOU WISH TO APPLY FOR AN ELDERLY EXEMPTION? (to meet the definition of elderly, the head of household or the spouse of the head of household must be age 62 or older or disabled or handicapped, or the head or spouse of the head of household must be age 18 or older and disabled or handicapped.) YES _____ NO _____

Medical Costs:

1. Head of Household Medicare Premiums – Monthly Amount \$ _____

Spouse Medicare Premiums – Monthly Amount \$ _____

2 Medical Insurance Coverage – List NAME and ADDRESS of Insurance Company and premium.

Head of Household _____ \$ _____

Spouse _____ \$ _____

3 Anticipated Medical/Drug/Prescription costs NOT covered by insurance or reimbursed for the

next 12 months: _____ \$ _____

4 Medical Bills or Outstanding Costs you are making monthly payments for:

Payments are being made to: _____

Balance Due \$ _____ Monthly Payment Amount \$ _____

5 Are you seeing a Physician regularly? (Y/N) _____ Name of Dr. _____

Address _____

6 Any other medical expenses not included above? Explain below and include payment amount.

_____ \$ _____

_____ \$ _____

Disability and/or Handicap Assistance Expenses: Complete ONLY if Disability/Handicap Expenses allow the disabled/handicapped or another household member to WORK:

List type of expenses, weekly amount, paid to whom:

_____ \$ _____

_____ \$ _____

CHILD CARE EXPENSES

Is Childcare expense due to Employment or Education? (Y/N) _____

Name(s) of Children Cared For:

_____ Age _____
_____ Age _____
_____ Age _____
_____ Age _____

Reasonable unreimbursed child care expenses for the care of children age **13 and under** are deducted from annual income if (1) the care enables a household member to work or go to school; (2) no other adult household member is available to care for the children; and (3) in the case of child care that enabled a household member to work, the expenses deducted do not exceed the income generated by that household member. If the child care provider is a household member, the cost of the children's care cannot be deducted.

Breakdown of Costs Incurred:

Name & Address of Person and/or Agency caring for Children:

Weekly cost for Childcare \$ _____

CRIMINAL BACKGROUND / CRIMINAL HISTORY

Do you have a criminal, civil or small claims record? (Y/N) _____ If YES, explain:

SPECIAL NEEDS

Does anyone in your family/household have special needs? (Y/N) _____

Special living accommodations required? (Y/N) _____

Please explain: (ground floor apartment, grab bars in bathrooms, modified/removed cabinetry around sinks in kitchen and/or bathroom, doorbell signaler for hearing impaired, etc.)

Parkside East Apartments, Ltd.

351 Holtzclaw Lane, Danville, Kentucky 40422
TDD# 1-800-648-6056 for Speech & Hearing Impaired

Tel. (859) 238-7101
Fax (859) 238-7101

TENANT RELEASE AND CONSENT

I/We _____, the undersigned hereby authorize
_____, to release without liability, the
information regarding my/our employment, income, assets, credit report and criminal
background check to **Parkside East Apartments, Ltd.**, for purposes of verifying
information provided as part of my/our apartment rental application.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are not limited to: personal identity, employment, income and assets; medical or child care allowances; credit report, property ownership and criminal background check. I/We understand that this authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a Qualified Tenant.

GROUPS OR INDIVIDUALS THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information include, but are not limited to:

Past and Present Employers	Welfare Agencies	Veterans Administration
Previous Landlords (including Public Housing Agencies)	State Unemployment Agencies	Retirement Systems
Support and Alimony Providers	Social Security Administration	Banks and Financial Institutions
CSC Credit Bureau for Credit Report, Criminal Background Check and Property Ownership searches.		

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date signed. I/We understand I/we have a right to review this file and correct any information that I/we can provide is incorrect.

Signatures

Head of Household (Print Name) Date

Spouse (Print Name) Date

Adult Member (Print Name) Date

Adult Member (Print Name) Date

Note: This general consent may not be used to request a copy of a tax return, if a copy of a tax return is needed, IRS form 4506 "REQUEST FOR A COPY OF TAX FORM" must be prepared and signed separately.

Parkside East Apartments, Ltd.

351 Holtzclaw Lane, Danville, Kentucky 40422
TDD# 1-800-648-6056 for Speech & Hearing Impaired

Tel. (859) 238-7101
Fax (859) 238-7101

VERIFICATION OF U.S. CITIZENSHIP LEGAL U.S. RESIDENCE STATUS

COMPLETE ONE (1) FORM FOR EVERY ADULT HOUSEHOLD MEMBER
(18 YEARS OF AGE AND OLDER).

In order to verify your identity and legal U.S. Citizenship status, we are required to make copies of two (2) forms of Personal Identification. One form of ID must have a photograph on it.

Photo Identification:

PHOTO ID HERE.
Drivers License, State Issued ID Card, Military Identification Card, Passport. Be sure the ID includes **CURRENT ADDRESS** information as well as **DATE OF BIRTH.**

Place ID above and photocopy.

Secondary Identification:

2ND IDENTIFICATION HERE
Secondary ID must be Social Security Card (signed), Medical Insurance Card, State Issued ID or Military ID (if not used above) or Major Credit Card (blank out account number/expiration date) or GREEN CARD

Place ID above and photocopy.

I hereby certify that my legal given name is _____.

I further certify that my CURRENT residence is located at _____
_____.

Signature

Date

M.L.P. MANAGEMENT COMPANY

2828 East Hills Drive, Lexington, Kentucky 40517-4171
TDD# 1-800-648-6056 for Speech & Hearing Impaired

Tel. (859) 268-2823
Fax (859) 266-3286

Sworn Statement of Federal Income Tax Return

COMPLETE ONE FORM PER ADULT HOUSEHOLD MEMBER 18+ YEARS OF AGE!

I have submitted my _____ (year) U.S. Federal Income Tax Return, including all attachments and schedules.

I hereby swear and attest that this is my FULL FEDERAL INCOME TAX RETURN including ALL ATTACHMENTS SCHEDULES for _____ (year). There are _____ total pages that make up this FULL COPY of my Federal Return.

Resident (Tenant/Co-Tenant)

Date

Received by:

Apartment Manager

Date

-OR-

EXEMPT FROM FEDERAL INCOME TAX RETURN

I hereby certify that I am EXEMPT from filing a U.S. Federal Income Tax return. (Check appropriate box below).

1. My income is exempt from Federal Taxes (Circle One)

A Social Security

B SSI

C Other (specify) _____

-OR-

2. I am not exempt from filing Federal Taxes, however I have not filed a Federal Tax Return since _____ (year), a copy of which is attached. (This full copy includes _____ pages.)

Adult Household Member

Date

Received by:

Manager

Date

Equal Opportunity Housing