

I/We hereby authorize Avalon Peaks Apartments to make inquiries about my/our credit history, employment history, and previous rental and housing information. It is understood that this information will determine my/our acceptance for an apartment at Avalon Peaks.

REQUIRED: Valid Government Issued Social Security Card OR Work Student Authorized VISA

CREDIT: A credit history will be obtained from a national credit reporting agency. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease. A lack of credit history will not be considered a negative factor.

RENTAL REFERENCE: Previous and/or current housing information will be obtained from previous and/or current landlord or Mortgage Company. References should reflect the applicant's ability and willingness to comply with lease terms and community policies and guidelines.

INCOME: Income should be equivalent to, or exceed, three (3) times the monthly rental amount. A forty percent rent to income ratio will be required on each individual in a roommate situation (rent ÷ 40%).

CRIMINAL CHECK: A criminal background check is processed on all applicants that qualify with credit history, rental references and income.

MAXIMUM OCCUPANCY STANDARDS: two occupants per bedroom.

1. A Holding Fee of \$100 has been accepted and will allow Avalon Peaks to hold the apartment noted on the application for the applicant. The Holding Fee can be returned only if the application is declined. (Holding Fees should be submitted in the form of a money order, Visa/MasterCard, or personal check). The Holding Fee will be applied to the first month's rent upon move-in date.
2. Keys will be released on the move-in date after all adults have signed the lease and paid all required rent and other charges.
3. The first rental payment will be a full month's rent. If any prorated rent is applicable, it will be paid the first of the following month.
4. We suggest you notify Progress Energy and the Town of Apex at least 24 hours prior to move-in to ensure non-interruption of electric service and water.

Applicant

Date

Applicant

Date