



Leasing Application

Apt. # _____	Lease Terms: _____
Rent Amount \$ _____	Sec. Deposit: _____
Washer/Dryer: \$ _____	Garage # _____ Rent \$ _____
Satellite: <u>\$32.00 per month</u>	Storage # _____ Rent \$ _____
Converter Box: Yes or No / Qty. _____	Water: <u>\$27.00 or \$36.00 or \$46.00</u>
Pets: Yes or No / Qty. _____	Pet Fee: \$ _____
Concessions Offered: _____	

Applicant

Name _____ Soc Sec# _____
Last First MI

Home Phone # _____ Work Phone # _____ Date of Birth _____

Present Address _____
Street City/State Zip

Dates of Occupancy _____ Owner/Landlord _____
Name Phone

Current Rent/Mortgage Payments \$ _____ Drivers License # _____ State _____

Email Address _____ *(required for resident intranet logon)*

Previous Address _____
Street City/State Zip

Dates of Occupancy _____ Owner/Landlord _____

Employer _____ Supervisor & Phone # _____

Employer Address _____ Length of Employment _____

Position/Title _____ Annual Gross Income _____

Emergency Contact _____

Additional income to be considered: _____

Co-Applicant / Guarantor

Name _____ Soc Sec# _____
Last First MI

Home Phone # _____ Work Phone # _____ Date of Birth _____

Present Address _____
Street City/State Zip

Dates of Occupancy _____ Owner/Landlord _____
Name Phone

Current Rent/Mortgage Payments \$ _____ Drivers License # _____ State _____

Email Address _____ *(required for resident intranet logon)*

Previous Address _____
Street City/State Zip

Dates of Occupancy _____ Owner/Landlord _____

Employer _____ Supervisor & Phone # _____

Employer Address _____ Length of Employment _____

Position/Title _____ Annual Gross Income _____

Emergency Contact _____

Additional income to be considered: _____

Fair Housing Statement: The Sanctuary of Lake Villa, its Owners and Agents provide housing to all qualified applicants based on income, credit history and previous rental history. The Sanctuary of Lake Villa, its Owners, and Agents provide housing in accordance with all Federal, State and Local Municipal Fair Housing Laws. We do not discriminate based upon race, color, religion, ancestry, national origin, sex, age, marital status, physical or mental handicap, familial status or military discharge.

Leasing Application

Persons to Occupy Apartment (please list)

1.	Name	Date of Birth	Relationship
2.	Name	Date of Birth	Relationship
3.	Name	Date of Birth	Relationship
4.	Name	Date of Birth	Relationship
5.	Name	Date of Birth	Relationship

Pet Information

1.	Type	Breed	Weight	Age
2.	Type	Breed	Weight	Age

Vehicle Information

1.	Make	Model	Year	License #
2.	Make	Model	Year	License #

NOTICE OF NO AGENCY RELATIONSHIP

Thank you for giving our Employee / Leasing Professional the opportunity to show you the Apartment Homes at the Sanctuary of Lake Villa (the "Property"). We are required by Illinois Real Estate Licensure law to notify you that the Employee / Leasing Professional that you are working with is an employee of Buschman Residential Management LLC and the Property and acts as their agent. As a result, the Employee / Leasing Professional will **not** be acting as your agent but as the agent of Buschman Residential Management LLC and the Property.

APPLICANT(S) AUTHORIZATION

The application is made for the purpose of acquiring rental of the described premises and for credit approval. Everything that I have stated in this application is correct to the best of my knowledge. I understand that The Sanctuary of Lake Villa will retain this application whether or not it is approved. The Sanctuary of Lake Villa is authorized to obtain my credit history, rental history, criminal background and income information and is authorized to release information in regard to my account standing with The Sanctuary of Lake Villa.

I hereby agree to release and hold harmless The Sanctuary of Lake Villa, its Owners, Agents and Employees from any and all liability, legal proceedings and costs including attorney fees arising out of either the information contained in this application or the release of this information to other parties.

I agree that any changes in the status of the above information during my period of tenancy will be reported to the Leasing office. I understand that The Sanctuary of Lake Villa retains a continuing right to review my credit information, payment history and occupancy history for account review purposes and for improving application procedures and policies.

I understand that the information provided above will permanently remain in my leasing file. Any changes to the above information must be submitted to The Sanctuary of Lake Villa immediately. I understand that any individual listed on this form will be given access to my apartment home at any time. There will be a **\$25.00** fee for any check that is returned for any reason. Dishonored checks must be paid back in certified funds and must include the returned check fee of \$25.00.

The Application Fee(s) is non-refundable and the Administrative Fee will be forfeited after 48 hours from the date signed below. If for any reason the Application is not approved, only the Administrative Fee will be refunded.

Applicant Date

Co-Applicant / Guarantor Date



The Sanctuary of Lake Villa Date



First American Registry, Inc.

Rental Scoring & Your Rental Application

Many landlords rely upon “Rental Scores” to estimate the relative financial risk of leasing an apartment to you. In addition to estimating risk, rental scores are an objective and consistent way of reviewing relevant applicant information, and help speed the application approval process.

How is my rental score determined?

Rental scoring systems assign points to certain factors identified as having a statistical correlation to future financial lease performance. Your rental score results from a mathematical analysis of information found in your credit report, application, and previous rental history. Such information may include your bill-paying history, the number and type of accounts you have, collection actions, outstanding debt, income, and the number of inquiries in your consumer report. The final number, or rental score, represents an estimated level of risk as compared to the performance of other consumers in a range of scores.

Because your rental score is based upon real data and statistics, it is more reliable than subjective methods of evaluating your information. Rental scoring treats all applicants consistently and impartially. Additionally, your rental score never uses certain characteristics like-- race, color, sex, familial status, handicap, national origin, or religion-- as factors.

How is my rental score used?

Rental decisions are based upon how much risk a landlord is prepared to accept. Each landlord, therefore, sets the minimum score required for approval of an application. It is possible for your rental score to yield different results depending upon where you apply. Your rental score might mean a denial at one property, while the same score might be approved at another. It all depends upon the risk a landlord is prepared to accept.

What can I do to improve my rental score?

Your rental score may change if the underlying information it is based upon changes. The total improvement, however, generally depends on how that factor relates to other factors considered by the scoring system. Nevertheless, to improve your rental score, concentrate on paying your bills on time, paying down outstanding balances, and not taking on new debt. Your chances of approval should also improve if you apply for an apartment with lower monthly rent.

Where can I have my score explained?

Should your application be denied based upon your rental score, you can learn which factors most negatively influenced your score by contacting the consumer reporting agency listed below. Additionally, you can obtain a free copy of your consumer report, if you make the request to the consumer reporting agency within 60 days of the denial.

First American Registry, Inc.

ATTN: Consumer Relations Department
11140 Rockville Pike, PMB 1200
Rockville, MD 20852
Ph. (888) 333-2413

Applicant Signature Date

Co – Applicant / Guarantor Date

Applicant Signature Date