

GMS MANAGEMENT CO., INC.

Today's Date: _____

Mark as applicable:

Original Applicant Spouse Applicant
Co-Applicant Add-On Applicant
Co-Signer/Guarantor TRANSFER APPLICANT

Total No. of Occupants: _____

Pet Information: Insurance (indicate Yes or No): _____

Dog Name: _____ Weight: _____ Age: _____

Cat Breed: _____

Dog Name: _____ Weight: _____ Age: _____

Cat Breed: _____

PHOTO OF PET(S) AND PROOF OF INSURANCE REQUIRED

Occupancy Date: _____

Name of Complex: _____

Suite No.: _____

NON-DOG Building or Suite: No Yes (initials: _____)

Monthly Rent: _____ (initials: _____)

Water/Sewer: _____ (initials: _____)

Trash: _____ (initials: _____)

Gas: _____ (initials: _____)

Electric: _____ (initials: _____)

Pet Rent: _____ (initials: _____)

Leasing Specialists Name: _____

Misc.: _____

APPLICATION PROCESS:

Approved: (Date: _____)

Denied: (Date: _____)

Prorate: \$ _____

Prorate Due Date: _____

Co-Signer Required Co-Signer Approved

Double SureDeposit Required

Back-Out: (Date: _____)

Other: _____

Pending applications are voided if more than thirty (30) days old

*****DO NOT MARK ABOVE THIS LINE*****

Feature Wall Color: _____

Which Wall: _____

Lease Term: _____

Exact Address: _____

Size: _____

Discounts: _____

Leasing Specials: _____

Complete Remodel/Granite Suite: Yes No

Security Deposit: _____

SureDeposit Bond: _____

Non-Refundable Pet Fee: _____

Utility Deposit (Townhomes): _____

Key Fob: Yes No

Misc.: _____

(APPLICANT - PLEASE DO NOT WRITE ABOVE THIS LINE - THANK YOU)

Please Tell Us About Yourself:

Name of Applicant: _____

Social Security No.: _____

Date of Birth: _____

Present Address: _____

City, State, ZIP: _____

Phone No.: _____

Cell Phone No.: _____

Email Address: _____@_____

Driver's License No.: _____

Issuing State: _____

List the Names and Ages of All Persons to Occupy Suite:

Males: (Age: _____)

(Age: _____)

(Age: _____)

Females: (Age: _____)

(Age: _____)

(Age: _____)

Emergency Contact: Name: _____

Relationship: _____

Address: _____

City, State, ZIP: _____

Phone No.: _____

Please Tell Us About Your Job:

Current Employer: _____

Address: _____

City, State, ZIP: _____

Phone No.: _____

Start Date: _____

Position: _____

Supervisor: _____

Monthly Income: _____

Previous Employer: _____

How Long: _____

Reason for Leaving: _____

Referral Information:

HOW DID YOU FIND US? _____

(by: on-line, newspaper, signs, or other advertising)

RESIDENT REFERRAL? Yes (complete below) No

Name: _____

Complex: _____

Association: _____

PHOTOS OF PETS AND PROOF OF INSURANCE ARE REQUIRED TO BE PROVIDED WITH APPLICATION

Please Tell Us About Your Current Residence:

Present Address is: owned rented parent's home

Present Landlord: _____

Landlord's Phone No.: _____

Present Rent Amount: _____

How Long at Present Address: _____

Why are you leaving: _____

IF LESS THAN 3 YEARS PROVIDE PREVIOUS ADDRESS:

Previous Rent Amount: _____

Please Tell Us About Your Rental History:

Have you lived in a GMS-managed property before?: Yes No

If so, at what complex: _____

Address: _____

Suite: _____

When did you move out?: _____

Have you ever been evicted from any leased premises? _____

Have you ever broken a rental agreement or lease contract?: _____

If so, please explain: _____

Please Provide Us With The Following Information:

Name of Bank: _____

Type of Account: (Insert Checking or Savings) _____

Car #1 Make/Model: _____

License #: _____ Color: _____

Car #2 Make/Model: _____

License #: _____ Color: _____

Do you have a boat, trailer, truck, camper, or other motorized vehicle: _____

Yes No

If so, where do you propose to park it?: _____

Other Information:

Have you ever been convicted of or pleaded guilty or "no contest" to a felony (whether or not resulting in a conviction)?: _____

Have you ever been convicted of, or pleaded guilty or "no contest" to, a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)?: _____

Have you ever declared bankruptcy? _____

If so, what year?: _____ State of filing?: _____

- SORRY -

NO MOTORCYCLES OR WATER BEDS

APPLICATION/DEPOSIT AGREEMENT

I/We, (insert names of applicants) ("Applicant"),
residing at (insert applicant's address)
GMS MANAGEMENT CO., INC. ("GMS"), for a dwelling at (insert name of apartment complex)

As part of the application process, I/we hereby agree to the following terms:

- 1. EXECUTION OF LEASE BY THE APPLICANT. The Applicant agrees to be bound by all material terms contained in GMS' form lease which Applicant has had an opportunity to read. The Applicant further agrees to execute said lease within one (1) week of being notified that the Applicant has been accepted. Failure to execute said lease as aforesaid may result in a forfeiture of the suite or, at the discrepancy of GMS, a forfeiture of any leasing special offered as outlined on the front side of this application.
2. PROCESSING FEE. Applicant has paid the sum of FORTY DOLLARS (\$40.00) (CASH ONLY) as a NON-REFUNDABLE FEE for GMS' costs of processing this application.
3. WHERE APPLICANT IS NOT APPROVED. If Applicant is not approved, no monies will be refunded to the Applicant.
4. WHERE APPLICANT WITHDRAWS APPLICATION OR FAILS TO SIGN THE LEASE UPON BEING APPROVED. If Applicant notifies GMS that Applicant wishes to withdraw this application prior to approval of this application, the processing fee (\$40.00) will be retained. If Applicant, after being notified of the approval of this application, withdraws this application, for any reason whatsoever, or if Applicant fails to enter into said lease within three (3) days of being notified by GMS of said approval, then any monies deposited with GMS, including but not limited to the processing fee or security deposit, shall be forfeited to GMS as liquidated damages for GMS' costs and expenses in taking the dwelling unit off the market, as well as re-letting expenses such as advertising and office overhead.
5. KEYS. Keys will be furnished only after (a) said lease and other rental documents have been properly executed and (b) all applicable rentals and security deposits and/or SureDeposit funds have been paid in full.
6. NOTICES. GMS may notify Applicant of its decision of approval or non-approval by telephone, letter or e-mail. In the event notification is by mail, Applicant shall be deemed notified of said decision two (2) days after GMS mails Applicant a letter informing Applicant of such decision. Notification to the Applicant's spouse shall be considered notice to both. Notification to any co-applicant shall be considered notification to all co-applicants.
7. CO-SIGNER/GUARANTOR FEE. In the event the Applicant is a Co-Signer/Guarantor for a prospective resident, then Co-Signer/Guarantor shall pay to GMS a NON-REFUNDABLE processing fee of \$40.00 (in the form of cash or money order only) for the purpose of processing the Co-Signer's/Guarantor's application.

Signature of Co-Signer/Guarantor Date

8. RECEIPT. Processing fee (non-refundable) \$ 40.00 CASH ONLY

9. AUTHORIZATION. I/We hereby certify that all the statements and representations contained in this application are true and correct. I/We authorize GMS to obtain such information from credit reporting bureaus, former and present employers, law enforcement agencies and credit references as may be required to confirm and corroborate the information provided herein. I/We hereby release and save harmless GMS and any and all parties providing verification information from any and all liabilities for any damages that may result from furnishing said information. I/We acknowledge that false information herein will constitute grounds for rejection of this Application, termination of right of occupancy and/or forfeiture of deposits.

SIGNATURES:

NOTARY PROVISION (if required):

Signature of Applicant/Co-Applicant (Date)

STATE OF

Signature of Leasing Agent (Date)

COUNTY OF

BEFORE ME, the undersigned Notary Public in and for said County and State, personally appeared the above-named, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at, this day of, 20.

*** BE SURE TO SIGN BOTH COPIES ***

Checks or money orders are to be made payable to: GMS Management Co., Inc.

SureDeposit Bond payments are ONLY to be made payable to: SureDeposit

NOTARY PUBLIC

My Commission Expires:

(Seal)