



Testa Real Estate Group Resident/Lessee Selection Criteria Policy

Applicant's failure to comply with the following items will result in the rejection of applicant's rental application.

Proper Identification: Applicant must provide two (2) acceptable forms of identification. Acceptable forms of identification include, but are not limited to, the following:

- Driver's license
- State of Ohio identification card
- Social security card
- Bank statement
- Pay stub
- Utility billing

Landlord Reference: Applicant may be rejected if an unfavorable reference is received from a prior landlord

Complete Application: Applicant must submit to leasing agent a fully completed, signed rental application.

Credit History: Applicant's credit history must not show a history of bankruptcy or prior evictions, recent or excessive late payments, overdue credit card payments and/or overdue installment loan payments.

If applicant's credit history shows excessive late payments, overdue credit card payments and/or overdue installment loan payments; Testa Management Team may request applicant to provide an acceptable co-signer in order to attain resident status.

Illegal Drug Use/Sale, Violent or Destructive History: Applicant must sign an authorization which will allow leasing agent to procure a consumer report and/or investigative consumer report. Information obtained from applicant's references and / or applicant's investigative consumer report must show no previous history of arrest or conviction of the use and/or sale of illegal drugs, or crimes involving violence or destructiveness.

Income and Ability to Pay: Applicant's rental amount may not exceed 30% of applicant's gross income. Gross income includes wages, welfare, social security income, disability income, alimony actually received and child support actually received. **Proof of income is required through documentation such as: pay stubs, W-2's, offer letters, vouchers, etc., and at least one form should be submitted with the application for each source of income.**

Applicant must have held his or her present job for one year or more, or show a sustained history of employment for one year or more, and have the ability to pay first month's rent in advance, as well as a security deposit.

Correct/True Application Information: The leasing agent will verify application information. Applicant will be rejected if any of the application information is discovered to be false.

Disturbing Nature: Applicant will be rejected if he/she is discovered to have a history of disturbing neighbors, including loud vehicles.

Unmarried Minor: Applicant will be rejected if he/she is an unmarried minor with no responsible adult to co-sign.

Applicant's Requiring a Co-signer: Co-signer's are subject to the exact selection criteria as the applicant.

Maximum Occupancy Standards: No more than two (2) persons per bedroom. No more than three (3) unrelated adults may reside in an apartment.



Testa Real Estate Group

Release for Investigative Consumer Report and Background Check

I hereby authorize TESTA Real Estate Group to investigate my background in order to process or consider my rental application or continued rental affiliation with the company.

I understand the consumer reporting agency will conduct an investigation to obtain information as deemed necessary to fulfill the requirements of my rental status. The information obtained may include investigation into the last seven (7) years of my credit background and beyond seven (7) years regarding my past employment, rental history, work habits, salary history, education, criminal background, motor vehicle history, workers' compensation history, civil records, use of illegal substances and alcohol abuse, personal characteristics, mode of living, and general reputation.

I understand direct or indirect contact from former employers, schools, financial institutions, landlords, public agencies, and through personal interviews with my associates, friends, acquaintances, neighbors, or other persons who may have such knowledge may be made to obtain such information.

I forever release and discharge TESTA Real Estate Group, their respective employees and agents, my past employers, schools, persons named in my rental application or resume from any claims, damages, losses, liabilities, and expenses arising out of gathering and reporting information.

I also understand that before being denied resident status or continued resident status based on information obtained in the report, I will be provided a copy of the report and a description in writing of my rights under the Fair Credit Reporting Act.

I understand I may request an outline of the nature and scope of the investigation if such request is made in writing within a reasonable period of time after the completion of the investigation at: TESTA Real Estate Group, 2335 Second Street, Cuyahoga Falls, Ohio, 44221.

The application fee associated with this transaction is \$40. If I am accepted and enter into a lease agreement, my application fee will be waived by issuance of a \$40 credit to my rental account during my first month of paid residency. If I am accepted but fail to enter into a lease agreement, my application fee will be retained by Lessor to cover application processing costs. If I am rejected as a result of an investigative consumer report, my application fee will be retained by Lessor to cover application processing costs.

PLEASE FILL IN EACH BLANK SPACE:

FIRST NAME:	MIDDLE INITIAL:	LAST NAME:	PHONE
FORMER NAME:		SOCIAL SECURITY #:	
CURRENT ADDRESS:		PREVIOUS ADDRESS:	
CITY:		CITY:	
STATE:	ZIP:	STATE:	ZIP:
COUNTY:		COUNTY:	
LENGTH OF RESIDENCE: Years: ___ Months: ___		LENGTH OF RESIDENCE: Years: ___ Months: ___	
DRIVER'S LICENSE #:	STATE:	DATE OF BIRTH:	
MAY WE CONTACT YOUR CURRENT EMPLOYER? ___ YES ___ NO		HAVE YOU EVER BEEN CONVICTED OF A FELONY? ___ YES ___ NO IF YES, APPROX. DATE: ___ CITY: _____ STATE: _____ DESCRIPTION OF OFFENSE	

In addition to authorizing the background investigation, I certify that the information I have provided is true and complete, and I understand that false or incomplete statements of material fact on this authorization shall be sufficient cause for refusal to consider an application, removal or dismissal.

SIGNATURE

DATE

Rental Application

ADDRESS _____ APARTMENT NO. _____

DATE: _____ TIME RECEIVED _____ DO PROMOTIONAL SPECIALS APPLY. _____

HOW DID YOU HEAR ABOUT THIS PROPERTY? _____

DESIRED MOVE-IN DATE: _____

Apartment Occupants

Name (Head of Household)	Birth Date	1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female	Email	S.S. No.
Name A		1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female	Birth Date	Relationship 1. <input type="checkbox"/> Spouse 3. <input type="checkbox"/> Roommate 2. <input type="checkbox"/> Child 4. <input type="checkbox"/> Other
Name B		1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female	Birth Date	Relationship 1. <input type="checkbox"/> Spouse 3. <input type="checkbox"/> Roommate 2. <input type="checkbox"/> Child 4. <input type="checkbox"/> Other
Name C		1. <input type="checkbox"/> Male 2. <input type="checkbox"/> Female	Birth Date	Relationship 1. <input type="checkbox"/> Spouse c 2. <input type="checkbox"/> Child 4. <input type="checkbox"/> Other

Present Address			How long at present address?		
Street	City	State	Zip Code	Landlord	

Previous Address			How long at previous address?		
Street	City	State	Zip Code	Landlord	

IN CASE OF EMERGENCY - NOTIFY:			How long at previous address?		
Name	Address	City/State	Phone	Relationship	

TOTAL MONTHLY INCOME OF HEAD OF HOUSEHOLD: _____

TOTAL MONTHLY INCOME OF ENTIRE HOUSEHOLD: _____

EMPLOYMENT				
Name of Company	Address		How Long?	Bus. Phone
Former Employer	Address		How Long?	Bus. Phone
Spouse Work Yes No	Occupation	Address	How Long?	Bus. Phone

REFERENCES				
BANK(S)	A	Name	Address	Type of Account(s) 1 <input type="checkbox"/> Checking 2 <input type="checkbox"/> Savings 3 <input type="checkbox"/> Loan
	B	Name	Address	Type of Account(s) 1 <input type="checkbox"/> Checking 2 <input type="checkbox"/> Savings 3 <input type="checkbox"/> Loan
CREDIT	A	Name	Address	Type of Business
	B	Name	Address	Type of Business
PERSONAL	A	Name	Address	Relationship
	B	Name	Address	Relationship

CHECK ONE IN EACH OF THE FOLLOWING AREAS

Former Residence				If Former Residence Was an Apartment. Why did you move?			
1 <input type="checkbox"/> Out of State	2 <input type="checkbox"/> Out of town (in state)	3 <input type="checkbox"/> Local	4 <input type="checkbox"/> Condominium	1 <input type="checkbox"/> Apt community	2 <input type="checkbox"/> duplex - rent	3 <input type="checkbox"/> Home -rent	4 <input type="checkbox"/> Other _____
5 <input type="checkbox"/> Home - owned	6 <input type="checkbox"/> Mobile home	7 <input type="checkbox"/> Other _____	8 <input type="checkbox"/> Establishing new household	1 <input type="checkbox"/> Job Transfer	2 <input type="checkbox"/> Better Location	3 <input type="checkbox"/> Price	4 <input type="checkbox"/> Maintenance
				5 <input type="checkbox"/> Parking	6 <input type="checkbox"/> Management	7 <input type="checkbox"/> Noise	8 <input type="checkbox"/> Other _____

Vehicles

AUTOS

0 None

1 One Year _____ Make _____ License _____

2 Two Year _____ Make _____ License _____

3 More than two

OTHER:

1 Boat

2 Camper

3 Motorcycle

4 Bicycle

5 Other _____

Dr. Lic. No. _____ State _____ Exp. _____

INSURANCE: Owner and Agent carry no insurance on the personal property of residents. You will be required to carry insurance on your personal property under our rental agreements.

Applicant _____ Date _____

Applicant _____ Date _____

Agent _____