



Application Screening and Criminal Search Consent Form

I hereby allow Five West, through its designated agent and its employees, to obtain and verify my credit information, including a criminal background check, for the purpose of determining my eligibility to lease an apartment.

I understand that should I lease an apartment, Five West and its agent shall have a continued right to review my credit information, application for occupancy, criminal background, payment history, and occupancy history for account review purposes and to update and improve application methods.

Print Name

Signature Date





Rental Application for Residents and Occupants

Each co-applicant and each occupant 18 years old and over must submit a separate application. Spouses may submit a single application.



Date when filled out: February 4, 2011

<p>ABOUT YOU Full name (exactly as on driver's license or govt. ID card) _____</p> <p>Your street address (as shown on your driver's license or government ID card): _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married): _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Kind, weight, breed, age: _____</p>	<p>YOUR RENTAL/CRIMINAL HISTORY Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever: <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> moved out of a dwelling before the end of the lease term without the owner's consent? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? <input type="checkbox"/> been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above. _____</p>
<p>Current home address (where you now live): _____</p> <p>City/State/Zip: _____</p> <p>Home/cell phone: (____) _____ Current rent: \$ _____</p> <p>Email address: _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p>	<p>YOUR SPOUSE Full name: _____</p> <p>Former last names (maiden and married): _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Date began job: _____ Gross annual income is over: \$ _____</p> <p>Supervisor's name and phone: _____</p>
<p>Your previous home address: _____</p> <p>City/State/Zip: _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager: _____</p> <p>Their phone: _____ Previous monthly rent: \$ _____</p> <p>Date you moved in: _____ Date you moved out: _____</p>	<p>OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p>
<p>YOUR WORK Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Your gross annual income is over: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p>	<p>YOUR VEHICLES List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.). Continue on separate page if more than three.</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License #: _____ State: _____</p>
<p>Previous employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____</p> <p>Position: _____</p> <p>Gross annual income was over: \$ _____</p> <p>Dates you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p>	<p>EMERGENCY Emergency contact person over 18, who will not be living with you:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: (____) _____ Home phone: (____) _____</p> <p>Relationship: _____</p>
<p>YOUR CREDIT HISTORY Your bank's name, city, state: _____</p> <p>List major credit cards: _____</p> <p>Other non-work income you want considered. Please explain: _____</p> <p>Past credit problems you want to explain. (Use separate page.)</p>	<p>AUTHORIZATION I or we authorize (owner's name) _____ PP Mainsail LLC</p> <p>to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.</p> <p>Applicant's signature _____</p> <p>Spouse's signature _____</p> <p><i>Applicant must also sign on the next page of this Application.</i></p>
<p>WHY YOU APPLIED HERE Were you referred? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>If yes, by whom:</p> <p>Name of locator or rental agency: _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, fill in information below:</p> <p><input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____</p> <p><input type="checkbox"/> Rental publication: _____</p> <p><input type="checkbox"/> Other: _____</p>	

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The Florida Apartment Association Lease Contract to be used must be the latest version published by the association unless an earlier version is initialed by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract
Name of Owner/Lessor PP Mainsail LLC
Property name and type of dwelling (bedrooms and baths) Five West Apartments
Complete street address 5150 Net Drive
City/State/Zip Tampa, FL 33634
Names of all other occupants not signing Lease Contract
Total number of residents and occupants
Beginning date and ending date of Lease Contract
Total security deposit \$
Animal deposit \$
Other fees \$
Total monthly rent for dwelling unit \$
Rent to be paid at (check one) on-site manager's office or at
Prorated rent for: first month or second month \$
Monthly rental due date
Late charges due if rent is not paid on or before the 3rd
Initial late charge \$; Daily late charge \$
Returned-check charge \$ 75.00
Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master TV antenna
You are (check one): required to purchase personal liability insurance or not required to purchase personal liability insurance
Agreed reletting charge \$
Special provisions regarding parking, storage, etc. (see attached page if necessary)

Application Agreement

- 1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above.
2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
3. Application Deposit (may or may not be refundable). In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below.
4. Approval When Lease Contract Is Signed in Advance.
5. Approval When Lease Contract Isn't Yet Signed.
6. If You Fail to Sign Lease Contract After Approval.
7. If You Withdraw Before Approval.
8. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us.
9. Non-approval. We will notify you whether you've been approved within 10 days after the date we receive a completed Application.
10. Refund after Non-approval. If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days of such disapproval.
11. Extension of Deadlines. If the deadline for signing, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants.
13. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
14. Receipt. Application fee (nonrefundable): \$
Application deposit (may or may not be refundable): \$
Other move-in fees (may or may not be refundable): \$
Total of above application fee and application deposit: \$
Total amount of money we've received to this date: \$
15. Signature. Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy.

If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)

Doctor's name: Doctor's phone:
Important medical information about you in an emergency:

Applicant's Signature: Date:
Signature of Spouse: Date:
Signature of Owner's Representative: Date:

FOR OFFICE USE ONLY

- 1. Apt. name or dwelling address (street, city) PP Mainsail LLC
2. Person accepting application:
3. Person processing application:
4. Date that applicant or co-applicant was notified by telephone, letter, or in person of acceptance or nonacceptance:
5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants):
6. Name of owner's representative who notified above person(s):

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Statement of Rental Policy

Five West Apartments

EQUAL HOUSING OPPORTUNITY: Pollack Partners Management is an equal housing opportunity provider. This community does not discriminate on the basis of race, color, sex, national origin, religion, disability, or familial status. Pollack Partners Management fully supports and complies with the Federal Fair Housing Act and all local and state laws regarding fair housing.

Our company seeks to lease its apartments at the most competitive rates obtainable in each community's housing market. This is done by comparative pricing, negotiated rents, and pricing incentives to obtain the highest rental income possible for the owners of our properties. There may be price differences as to the effective rental rates obtained by our residents depending on the leasing or marketing program then in effect and the time and date on which they visited the community or applied for residency.

APPLICANTS AND OCCUPANTS: An applicant must be 18 years of age or older to qualify as a Resident. All individuals 18 years of age or older must complete an application and be listed as a "Resident" on the lease agreement. All individuals 17 years of age or younger must be listed on the application and lease agreement as an "Occupant".

IDENTIFICATION: Valid government issued photo identification is required for all applicants. Non-U.S. citizens are required to submit INS documents for verification. Acceptable forms include:

- Form I-551 Permanent Resident Card
- Form I-688 Temporary Resident Card
- Form I-688A Employment Authorization Card
- Or any INS replacement of these three

It is also required that INS Form I-94 Arrival/Departure record be accompanied by a passport and visa from the applicant's home country.

CREDIT REPORT: Each applicant's credit report will be requested and processed. This community uses a statistical credit scoring model to evaluate your consumer credit report. Credit scoring is based on real data and statistics, so it treats all applicants objectively. Your consumer credit report contains information about you and your credit experiences, such as your bill payment history, the number and type of accounts that you have, late payments, collection actions, outstanding debt, rental history, and the age of your accounts. Based upon your credit score, your application will either be accepted, rejected, or accepted on the condition that an additional security deposit be paid. If your application is rejected or accepted with conditions, you will be given the name, address, and telephone number of the consumer reporting agencies which provided your consumer information. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report, correct any erroneous information that may be on the report, and submit a new application to this community for further consideration.

RENTAL HISTORY: Unresolved debts to a current or previous landlord will result in an automatic rejection of your application.

INCOME VERIFICATION: Applicant's gross combined income must be equal to three times the amount of market rent. If your application is accepted or accepted with conditions you must provide the following income verification prior to move-in. Verification must substantiate income information provided on the application and may include, but is not limited to the following:

- Two most current pay stubs from your current employer
- Offer letters from employer
- Two recent bank statements
- Pension fund payments / 401k / Investment fund accounts
- Court ordered alimony or child support payments
- Proof of government payments (welfare, disability, social security, etc.)
- Proof of retirement income
- Proof of self-employment income (prior year's tax return, financial statements, bank statements, etc.)
- Proof of student loan

If we are unable to verify your income or your income is contrary to your lease application, our acceptance of your lease application will be withdrawn.

Individuals applying for an apartment with a community that has a specific Regulatory Agreement will be required to meet additional guidelines.

CRIMINAL BACKGROUND HISTORY: All applicants and occupants 18 years of age or older who will be occupying an apartment must meet the applicable criminal background qualification criteria and consent to a criminal background check. Each of the applicants and occupants 18 years of age or older who will be occupying the apartment must score a "Pass" on their criminal background check.

If your application is rejected based on the discovery of public records that indicate an unacceptable criminal background, you will be given the name, address, and telephone number of the consumer reporting agency that provided the criminal background report. An applicant rejected based on such a criminal background report is encouraged to obtain a copy of the report, correct any erroneous information that may be on the report, and submit a new application to the community for further consideration. **Our policy of performing criminal background screening during the application process does not constitute a representation, warranty, or guarantee that all other residents and occupants living in the apartment community have no criminal histories.**



CO-SIGNERS: A co-signer may be permitted only if the applicant(s) occupying the apartment meet(s) one of the following criteria:

- The applicant is a full or part-time student who does not meet the income requirements
- The applicant's income does not meet the income requirements
- The applicant must still meet all credit and criminal qualifying criteria

In the event a co-signer is permitted, the co-signer must:

- Complete an application
- Meet all income (5 times the monthly rental amount) and qualifying criteria. An application processed with a co-signer must be accepted **without** conditions
- Sign the Guarantor Agreement. The co-signer will not be a leaseholder

OCCUPANCY POLICY: No more than two (2) persons per sleeping place shall be permitted to occupy an apartment. A child or infant who is under the age of twelve (12) months (including an unborn child) at the time of leasing or renewing an existing lease will not be counted in determining the maximum number of persons who may occupy an apartment.

The exception of not counting an infant under the age of twelve months only applies to one child, and does not apply when there is more than one child under the age of twelve months (such as twins, triplets, or two or more children under age twelve months). At the time of renewal, a child who is at least twelve months old will be counted as an additional person for purposes of determining the maximum occupancy allowed. If there are two (2) or more children under the age of twelve months, then they will be considered as additional persons under the standard.

Two persons who wish to rent a one-bedroom apartment are allowed to do so even though the mother is pregnant and will deliver during the lease term. Two persons who wish to rent a one-bedroom apartment and already have a child who is under twelve months of age at the time of leasing or renewal are allowed to do so.

Residents who have exceeded the occupancy restriction are not required to "upgrade" (move to a larger apartment) until the end of their current lease or renewal term (not including any month-to-month automatic renewal extensions).

Maximum Occupancy Allowed

One Bedroom:	Two persons plus one infant under the age of twelve (12) months
Two Bedrooms:	Four persons plus one infant under the age of twelve (12) months
Three Bedrooms:	Six persons plus one infant under the age of twelve (12) months

RENTER'S INSURANCE: Residents are required to purchase and maintain a renter's insurance policy which insures the resident's personal property and provides a minimum liability coverage of \$100,000 for damages to the apartment or building and automobile insurance which provides the minimum liability coverage required under state law, as well as both collision and comprehensive coverage for damages to or theft of resident's car. Resident acknowledges that he/she has been advised to obtain renter's insurance and further acknowledges that **Pollack Partners Management is not responsible for any personal belongings that are damaged due to disaster or incident that may occur in their apartment** including but not limited to fire, storm damage, car damage, break-ins, flooding, roof leaks, and sewer back ups. Resident further acknowledges that they are solely responsible for obtaining, making payment for, and maintaining coverage of renter's insurance during their occupancy.

VEHICLES: Parking is permitted as follows: Only one vehicle per licenses Resident as allowed (as space permits within the community). Boats, trailers, commercial vans, and campers are not permitted to be parked on the property at any time except, if available, in designated parking areas only. Unightly or inoperable vehicles are not permitted and may be towed at owner's expense by management. Such unsightly or inoperable vehicles are determined at the sole discretion of management. Each applicant agrees to be bound by and sign all addenda to the lease that pertain to parking rules and regulations.

PETS: Pets are prohibited unless applicants comply with the following regulations and obtain management's express written approval. Pet Agreement must be signed and followed. Only ____ pet(s) per apartment. Pets shall not exceed ____ pounds at full maturity. Pets must be commonly recognized as an accepted domestic pet. Pets must be spayed or neutered. Residents are responsible for having dogs leashed at all times and cleaning up after their pets. A pet refundable pet deposit of \$100 per cat and \$250 per dog and a non-refundable pet fee of \$100 per cat and \$250 per dog must be paid prior to a pet entering an apartment, and monthly pet fees may be established.

Applicant Date

Agent for Management Date

