



RESIDENT SELECTION CRITERIA

Equal Housing

This community does *not* discriminate on the basis of race, color, sex, religion, handicap/disability, familial status, sexual orientation, national origin, ancestry, age, marital status, source of income, medical condition or any arbitrary basis. The following qualification standards will be required from every prospective resident. They are as follows:

Identification

All visitors must present a valid state or other government-issued photo identification in order to view the community.

Application for Residency

An Application for Residency must be completed and maintained for each applicant 18 years or older who will be living in the apartment and contributing to the payment of rent. Unless, one of the following applies:

- Applicant is 18 years or older and a full time student living with a legal guardian.
- Applicant is 18 years or older and is a dependant living with a legal guardian.

Qualifying Standards

Rental History: 24 months of positive rental and/or mortgage payment history is required and will be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage. Negative rental history is described as any damages owed, rental related debt as described above with a balance due over \$200 within the past forty-eight (48) months, and/or evictions filed within the past eighty-four (84) months. Applicants with less than 24 months of rental history have the option of a co-signer or an additional deposit equal to one month rent.

Credit History: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one that reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies within the past "48" months. If an applicant is rejected for poor credit history, the applicant will be issued an adverse action letter containing; the name, address and telephone number of the credit-reporting agency that provided the credit report. Upon request a copy of the report will be issued to the applicant. An applicant rejected for unsatisfactory credit is encouraged to correct any erroneous information that may be on the report, and resubmit an application to this community.

Income: Applicants must have a gross income source that can be verified and is at least 2.5 times the monthly rent of the apartment being leased. Acceptable income verification required may include (but it is not limited to) 2 current pay stubs, a letter from the employer, the most recent W2, proof of government payments (such as welfare, social security, disability, etc), retirement income, investment income, bank statements, tax returns, etc.

Evaluation:

Legacy Village at Gilbert Towne Center evaluates the above information with a scoring method that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to "Credit Scoring and your Application to Rent and Apartment."

Co-signers

In the event a co-signer is required, he/she must complete an *Application for Residency* and meet all of the Resident Selection Criteria. A co-signer will be fully responsible for the *Lease Agreement* if the occupying resident(s) default.

Application fee per adult is **\$35.53** and a holding fee of **\$100.00** is required to hold an apartment and the applicant must sign a holding deposit agreement.

(Applicant Signature) _____ Date (Management Representative Signature) _____ Date

(Applicant Signature) _____ Date



Legacy Village at Gilbert Towne Center APPLICATION FOR RENTAL

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

The undersigned hereby makes application to rent _____, located at _____, beginning on _____ at a monthly rent of \$_____.

APPLICANT INFORMATION				
LAST NAME	FIRST NAME	M.I.	SSN	DRIVERS LICENSE #
BIRTH DATE	HOME PHONE	WORK PHONE	EMAIL	
CURRENT ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME		LANDLORD PHONE
MONTHLY RENT	REASON FOR LEAVING			
PREVIOUS ADDRESS				
STREET ADDRESS		CITY	STATE	ZIP
DATE IN	DATE OUT	LANDLORD NAME		LANDLORD PHONE
MONTHLY RENT	REASON FOR LEAVING			
OTHER OCCUPANTS				
LIST NAMES AND BIRTH DATES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR OLDER				
LIST NAMES AND BIRTH DATES OF ALL DEPENDANTS 18 YEARS OR YOUNGER				
PETS & LIQUID-FILLED FURNITURE				
PETS?	DESCRIBE			
LIQUID-FILLED FURN.?	DESCRIBE			
EMPLOYMENT & INCOME INFORMATION				
1. OCCUPATION	EMPLOYER/COMPANY	SUPERVISOR NAME	SUPERVISOR PHONE	MONTHLY SALARY
2. OCCUPATION	EMPLOYER/COMPANY	SUPERVISOR NAME	SUPERVISOR PHONE	MONTHLY SALARY
1. OTHER INCOME DESCRIPTION				MONTHLY INCOME
2. OTHER INCOME DESCRIPTION				MONTHLY INCOME
EMERGENCY CONTACT				
1. NAME	ADDRESS		PHONE	RELATIONSHIP
2. NAME	ADDRESS		PHONE	RELATIONSHIP



PERSONAL REFERENCES			
1. NAME	ADDRESS	PHONE	RELATIONSHIP
2. NAME	ADDRESS	PHONE	RELATIONSHIP
BACKGROUND INFORMATION			
HAVE YOU EVER:	Filed for bankruptcy?	Willfully or intentionally refused to pay rent when due?	
	Been evicted from tenancy?	Been convicted of a felony? If yes, when?	
VEHICLE INFORMATION			
1. MAKE & MODEL		YEAR	LICENSE NO. & STATE
2. MAKE & MODEL		YEAR	LICENSE NO. & STATE
OTHER VEHICLES			
OTHER INFORMATION:			
PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION			

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the 1st day of each month in advance. I warrant that all statements above set forth are true.

I hereby give my permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed above. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, eviction search and criminal background check will be done in conjunction with my application. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation

(Signed/applicant) *Date*

PLEASE READ CAREFULLY: Legacy Partners Residential, Inc. and Applicant acknowledge that applicant has paid herewith a non-refundable processing fee of \$_____. The applicant has paid a holding deposit in the amount of \$_____ for the rental of apartment #_____. This amount will be refunded within _____ working days from the date the applicant was notified if the applicant is not accepted as a resident or if this application is withdrawn 72 hours of the date it is signed. If the application is accepted, and subsequently the resident does not move in, the holding deposit shall be retained. In the event that the applicant is approved, the holding deposit will be applied to the security deposit or move in costs upon commencement of the lease term.

Community Information

SCHOOLS

Settlers Point Elementary (408) 507-1481
423 E. Settlers Point Drive (Gilbert/Warner)

South Valley Jr. High School (480) 855-0015
2034 S. Lindsey Rd. (Between Ray/Williams Field)

Mesquite High School (480) 632-4750
500 S. McQueen (McQueen/Elliott)

Gilbert Community College (480) 732-7000
2626 E. Pecos Road (Pecos/Gilbert)

DRIVER'S LICENSE/REGISTRATION/PLATES

Please call the Arizona Department of Transportation at (602) 255-0072 for information.

WEATHER SERVICE Call (602) 379-4000.

VOTER REGISTRATION Please call (602) 968-4570 for information.

NEWSPAPER

The Arizona Republic (602) 444-1000
USA Today, 1-800-872-0001
Wall Street Journal, 1-800-568-7625

TAXI SERVICE/AIRPORT SHUTTLE/BUS SCHEDULE

Yellow Cab, (602) 252-5071
Super Shuttle, (602) 244-9000
Valley Metro, (602) 253-5000

STORAGE

Public Storage, (480) 539-1833
1636 W. Park Avenue

U-Haul, (602) 238-9877
1230 N. Gilbert Road

EMERGENCY INFO:

Fire Emergency and Paramedics * 911
Police (480) 503-6500 Non-Emergency
Poison Control 800-362-0101

Animal Control Services
(602) 506-7387

RECREATION/ENTERTAINMENT

Arizona Cardinals Ticket Office
(602) 379-0102

Phoenix Historic Heritage Square
(602) 262-5029

Phoenix Zoo
(602) 237-7771

Heard Museum
(602) 252-8848

Arizona Diamondbacks Tickets
514-8400

Blockbuster Desert Sky Pavilion
(623) 254-7200 Concert Ticket Information

City of Phoenix & Recreation
(602) 262-6861

Phoenix Art Museum
(602) 257-1880