

PEGASUS RESIDENTIAL

BUSINESS OR CORPORATE APPLICATION FOR RESIDENCY

Business Name _____	DBA? _____
Business Address _____	City _____ State _____
Phone Number _____	Fax Number _____
Business Website http://www. _____	
Principal Officer _____	Phone Number _____
Principal Officer Email _____	
Type of Business _____	Year Established _____
Duns & Bradstreet Number _____	Federal Tax ID Number _____
Annual Income \$ _____	
Authorized Contact _____	Phone Number _____
Authorized Contact Email _____	
How did you find out about us? _____	

Bank Information	
Bank Reference _____	Bank Phone Number _____
Bank Address _____	City _____ State _____

Trade Reference 1	
Business Name _____	
Address _____	City _____ State _____
Business Phone _____	
Trade Reference 2	
Business Name _____	
Address _____	City _____ State _____
Business Phone _____	
Trade Reference 3	
Business Name _____	
Address _____	City _____ State _____
Business Phone _____	

Application & Security Deposit

Applicant has submitted the sum of \$_____, which is a nonrefundable payment for a credit check and processing of application, receipt of which is acknowledged by management, such sum is not a rental payment or payment of the lease fee. In the event this application is disapproved or the applicant cancels, this sum will be retained by management to cover the cost of processing application as furnished by the applicant. This application must be signed before it can be processed by the management company. Any false information will constitute grounds for rejection of application and lease will be nullified.

SECURITY DEPOSIT: Applicant agrees to deposit \$_____ with management before taking possession of the apartment as security for resident's fulfillment of the conditions of this agreement. Deposit will be returned to resident within thirty (30) days after apartment is vacated if:

1. Lease term has been fulfilled.
2. All monies due management by resident have been paid, and
3. Apartment is not damaged and is left in its original condition, normal wear and tear expected.
4. Satisfied a written notice as required by lease agreement.

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Deposit may be applied by management to satisfy all or part of resident's obligations and such act shall not prevent management from claiming damages in excess of the deposit. Resident agrees not to apply the deposit to any rent payment. Resident and management shall execute a Move-in/Move-Out Agreement. SECURITY DEPOSIT: IT WILL BE REFUNDED IN THE EVENT OF CANCELLATION OF APPLICATION DURING THE FIRST THREE (3) DAYS FROM THE DATE OF THE APPLICATION. IT IS NOT REFUNDABLE THEREAFTER. Applicant acknowledges at the time the keys are received and the rental agreement is signed, the following dollar amounts are due:

First Month's Rent	\$ _____
Prorated Rent	\$ _____
Other	\$ _____
TOTAL Amount Due	\$ _____

Reservation Fee Agreement

Manager acknowledges receipt of \$ _____ dollars nonrefundable.

Reservation Fee: It will be refunded in the event of the cancellation by applicant during the first three (3) days from the date of the application for occupancy. It is not refundable thereafter. Please note the fee is not refundable if any item on application is determined to be false and/or misleading.

Applicant acknowledges the reservation fee does not release the resident from liability from damages to the apartment above normal wear and tear. Applicant has the right to inspect the apartment prior to occupancy; discrepancies are to be noted on the Move-in Checklist provided at that time. Unit is to be inspected by Resident and Community Manager (or appointee) before and after occupancy. Applicant is responsible for any damages upon move-out, above normal wear and tear, not listed on Move-in Checklist. The rental payment will commence on move-in date _____ whether applicant has moved in or not. Should apartment not be available for anticipated move-in date and a rescheduled date is not acceptable, the applicant's reservation and application fee will be refunded.

Consent to Credit Background

Management uses an empirically derived, statistically sound, credit scoring system 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 your bill payment history, the number and type of accounts that you have late payments, collection actions, outstanding debt, and the age of your accounts. Using a statistical program, we compare this information to the credit performance of other applicants with similar profiles which allows us to predict how likely it is that you will pay your rent in a timely manner and fulfill your other lease obligations.

Based upon your credit score, your application will be accepted, rejected or accepted on the condition that an additional security deposit and/or risk fee is paid. Final approval is contingent upon the completion of the "Pegasus Residential" full application AND proof of monthly income. If we are unable to verify your income, or your income is contrary to your income stated on your application, our acceptance of your application will be withdrawn.

If your application is rejected or is accepted with conditions, you will be given the name, address, and telephone number of the consumer reporting agencies that provided your consumer information to us. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report, correct any erroneous information that may be on the report and submit a new application to this community for further consideration.

I hereby consent to allow "Pegasus Residential" and/or its affiliates through their respective designated agent and its employees, to obtain and verify my credit information, conduct a landlord tenant court records search, conduct a multi-state sex offender registry search, and to obtain and verify my criminal background history, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, "Pegasus Residential" and/or its affiliates and their respective agents shall have a continuing right to review my criminal background history, credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

Required Signatures

I certify that the above information is true to the best of my knowledge and completely authorize its verification.

Principal Officer

Date

Agent for Management

Date

Community Manager

Date