

Linden Properties Application

Office Address: 1400 North 14th St., Indianola, Iowa 50125 * 515-961-5710

Property Applying for: Linden West / Linden East / Washington Park (circle one) Apt #

\$25.00 Application Fee Per Adult (age 18 +) Due at time of Application Submittal and is nonrefundable.

Please be sure to answer every question, if it does not apply to you, please mark N/A.

Date you wish to move in: _____

Primary Applicant Information

Please Print Clearly and provide a copy of your driver's license

First Name: _____ Middle: _____ Last: _____

Date of Birth (MM/DD/YYYY): _____ Social Security #: _____-_____-_____

Driver's License #: _____ State: _____

Phone #: _____-_____-_____ Email Address: _____

Current Street Address: _____

City: _____ State: _____ Zip: _____

Monthly Payment Amount: \$ _____ Do You Rent or Own: _____ Date you moved in: _____

Landlords Phone #: _____-_____-_____ Landlords Name: _____

Why are you Moving? _____

Have you ever been Evicted? Yes No If yes, Why? _____

Have you ever lived at one of our properties in the past? Yes No

If yes, when _____ and which property _____

Previous Street Address: _____

City: _____ State: _____ Zip: _____

Monthly Payment Amount: \$ _____ Did you Rent or Own: _____

Landlords Phone #: _____-_____-_____ Landlords Name: _____

Employment: If retired please put retired as employer/income

Current Employer: _____ Supervisor Name: _____

Phone # _____-_____-_____ Employer Street Address: _____

City: _____ State: _____ Zip: _____

Employed Since: _____ Monthly Gross Income: \$ _____ (Must be 3x's monthly rent to qualify)

Vehicle Make _____ Model _____ year _____ Color _____ Plate # _____

Emergency Contact:(Someone not living with you) _____ Phone #: _____

Applicant represents those statements made are true and correct and hereby authorize verification of references to include but not limited to credit checks, unlawful detainer checks, tele check, and agrees to furnish additional credit references upon request. Applicant agrees to pay for said which is part of the application process and is charge for the administrative costs of application consideration.

Applicant Signature: _____ **Date:** _____

We do business in accordance with the FEDERAL FAIR HOUSING LAW (The Fair Housing Amendments Act of 1988). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or nation origin. Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination by calling U.S. Department of Housing and Urban Development. 1-800-669-9777

Secondary Applicant Information

Please Print Clearly and provide a copy of your Drivers license

First Name: _____ Middle: _____ Last: _____

Date of Birth (MM/DD/YYYY): _____ Social Security #: _____ - _____ - _____

Driver's License #: _____ State: _____

Phone #: _____ - _____ - _____ Email Address: _____

Current Street Address: _____

City: _____ State: _____ Zip: _____

Monthly Payment Amount: \$ _____ Do You Rent or Own: _____ Date you moved in: _____

Landlords Phone #: _____ - _____ - _____ Landlords Name: _____

Why are you Moving? _____

Have you ever been Evicted? Yes No If yes, Why? _____

Have you ever lived at one of our properties in the past? Yes No

If yes, when _____ and which property _____

Previous Street Address: _____

City: _____ State: _____ Zip: _____

Monthly Payment Amount: \$ _____ Did you Rent or Own: _____

Landlords Phone #: _____ - _____ - _____ Landlords Name: _____

Employment: If retired please put retired as employer

Current Employer: _____ Supervisor Name: _____

Phone # _____ - _____ - _____ Employer Street Address: _____

City: _____ State: _____ Zip: _____

Employed Since: _____ Monthly Gross Income: \$ _____ (Must be 3x's monthly rent to qualify)

Vehicle Make _____ Model _____ year _____ Color _____ Plate # _____

Emergency Contact:(Someone not living with you) _____ Phone #: _____

Applicant represents those statements made are true and correct and hereby authorize verification of references to include but not limited to credit checks, unlawful detainer checks, tele check, and agrees to furnish additional credit references upon request. Applicant agrees to pay for said which is part of the application process and is charge for the administrative costs of application consideration.

2nd Applicant Signature: _____ Date: _____

Applicant background Questionnaire (To be completed by applicant and co applicant together)

***How many people will be residing in the apartment? (Please include children even if not in the home full time) _____**

***Name and Ages of any minor children to reside in the home either full time or part time:**

Name: _____ Age: _____ Sex: Male/Female

***Do you have pets: _____ Yes _____ No How Many? _____** (Please note Linden East and Washington park do not allow pets at all)

***Pet information: Max pets 2 and no dogs over 30 lbs. (Max weight is 30 lbs. even as an adult dog)**

Breed: _____ Type: _____ Age: _____ Name: _____

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***Do You Smoke? _____ Does anyone living with you smoke? _____** (Our complexes are non-smoking buildings/apartments, and this rule is strictly enforced)

***How many Parking Spaces would you require? _____** (We allow 2 per apartment any more than that you will be required to rent a garage if one is available. All vehicles must run and be drivable)

***1. Have you or a person living with you ever been convicted of a crime involving illegal use, abuse, manufacture, or distribution of a controlled or illegal substance? _____ yes _____ no** ***Are you a current user of a controlled substance? _____ yes _____ no**

Name: _____ Date: _____ Court: _____

Violation: _____

Resolution: _____

Other Facts: _____

***2. Have you or a person living with you ever been convicted of a felony or aggravated misdemeanor? _____ yes _____ no**

Name: _____ Date: _____ Court: _____

Violation: _____

Resolution: _____

Other Facts: _____

***3. Have you or a person living with you ever been a defendant in a forcible entry and detainer (eviction) action? _____ yes _____ no**

Name: _____ Date: _____

Details: _____

Resolution: _____

Other Facts: _____

***4. Have you ever been sued for nonpayment of the rent, housing damages, or noncompliance with a rental agreement? _____ yes _____ no**

Name: _____ Date: _____

Details: _____

Resolution: _____

Other Facts: _____

***5. Are there adverse credit conditions/situations in your or the co applicant's credit history that will show up on either of your credit reports? _____ yes _____ no (if yes please explain)**

Name: _____ Date: _____

Details: _____

Resolution: _____

Other Facts: _____

***6. Have you or your co applicant ever filed bankruptcy? _____ Yes _____ No**

Name: _____ Date: _____

Details: _____

Resolution: _____

I acknowledge that I have read this sheet and all information provided by the applicant and co-applicant on the above questions are true and accurate to the best of my knowledge.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Applicant background Questionnaire

Applicant's signature on this application authorizes Vander Linden Real Estate or its management agent to check applicants' references including:

- *Credit report*
- *Income Verification*
- *Employment and or student verification*
- *Previous landlords or program participation*
- *County courthouse housing judgements*
- *Law enforcement with jurisdiction over previous addresses*
- *Others as deemed pertinent from application*

*Iowa code Chapter 216, Iowa's anti-discrimination law, **Does Not Affect:***

"Tenancy of an individual that would constitute a direct threat to the health and safety of other individuals or tenancy that would result in substantial physical damage to the property of others"

Be advised that Vander Linden Real Estate or its management agent will not:

- *Rent to any persons who lie on their applications*
- *Continue residency with persons who management later learns lied.*
- *Rent to applicants who include persons with recent convictions for felony and aggravated misdemeanor violations.*
- *Rent to, or continue residency, with persons who entertain guests with recent convictions for felonies and aggravated misdemeanors.*
- *Rent to persons with a history /habit of poor credit.*
- *Continue residency with persons who disregard provisions of the rental agreement or who cause property destruction or disturbances.*

Vander Linden Real Estate or its management agent considers felonies and aggravated misdemeanors such as this list as unacceptable behavior/activity/involvement for residents of this property:

- *Assault/personal injury*
- *Prostitution*
- *Criminal Mischief/vandalism/property damage*
- *Arson or trespass*
- *Drug use/drug trafficking/drug manufacturing*
- *Child molestation/endangerment/neglect*
- *Domestic violence*
- *Breaking and entering*
- *theft/burglary/stolen property*
- *Illegal use of firearms/guns*
- *stalking/kidnapping/rape/sexual abuse*

By signing below, I acknowledge that I have received, read, and fully understand the information provided above.

Signature of Applicant: _____ Date _____
Signature of Co-Applciant: _____ Date _____

I hereby consent to allow Vander Linden Real Estate / Tulip Apartment Group, through its designated agent and its employees, to obtain and verify my credit information, including a criminal background check, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment; Vander Linden Real Estate / Tulip Apartment Group and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history, and occupancy history for account review purposes and for improving application methods.

Applicant Signature: _____ Date _____
Applicant's Printed Name: _____

Co Applicant Signature: _____ Date _____
Co Applicant's Printed Name: _____

Agreement & Authorization

The undersigned understands this application will be evaluated by management for the purpose of renting and occupying valuable real estate. Applicant (s) further understands that the facts represented herein are being relied upon by management and therefore guarantees that all disclosures herein are true and complete.

Any misleading, incorrect, or false statements may be a violation of various fraud statutes.

Management reserves the right to pursue applicant by any means legally available for providing misleading, incorrect, or false statements. Misleading, incorrect, or false statements will be sufficient reason for immediate eviction and loss of security deposit.

The undersigned further acknowledges and agrees that management may confirm information provided in the application and authorizes management to contact reference, obtain personal credit report, check public record, criminal records, and use any other methods of confirmation available to management. Applicant further acknowledges that management may from time to time continue to make efforts to update the information provided herein. Applicant also acknowledges that management, or its collection agency, may contact references, obtain personal credit report, check public records, criminal records, and use any other methods of confirmation available for collection purposes should it become necessary.

In consideration of management reviewing and evaluating my application to rent, I understand that the application fee of \$25 per adult is nonrefundable. Furthermore, I understand that acceptance of the application fee, by management, is in no way obligating management to approve tenancy.

Applicants Name (printed): _____

Applicants Signature: _____ Date: _____

Co-Applicants Name (printed): _____

Co-Applicants Signature: _____ Date: _____