

# Leisure Manor MHP– Application

(A 55 and Older Manufactured Housing Community)

*A separate Application is required for each Adult Applicant, to not be considered a Guest.*

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**This section to be completed by Leisure Manor Holdings' Management:**

**Date Received** \_\_\_\_\_

Space Number Applying for: \_\_\_\_\_

Background check Fee: \$42 online <https://apply.alliance2020.com/a/32Q/> OR  
\_\_\_\_\_ \$58–Paper Application

**Amounts Due Prior to Occupancy:**

First Month's Rent \$ \_\_\_\_\_

Security Deposit \$ 1,000.00

**Total** \$ \_\_\_\_\_

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**Applicant:** \_\_\_\_\_

Full name—include all names you use(d): \_\_\_\_\_

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Social Security number: \_\_\_\_\_

Driver's license number/state: \_\_\_\_\_

Vehicle make, model, color & year: \_\_\_\_\_

License plate number/state: \_\_\_\_\_

**Co-Applicant:** \_\_\_\_\_

Full name—include all names you use(d): \_\_\_\_\_

Home phone: \_\_\_\_\_ Work phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Social Security number: \_\_\_\_\_

Driver's license number/state: \_\_\_\_\_

Vehicle make, model, color & year: \_\_\_\_\_

License plate number/state: \_\_\_\_\_



**Additional Occupants or Guests** (*Please understand that all Tenants must be approved through the Application process, any unapproved Occupant shall be considered a Guest, subject to the Guest provisions of the Lease Agreement*):

List everyone, who will be living with you:

Full name	Relationship to Applicant
_____	_____
_____	_____

**Rental History**

*Please attach a description of your housing situation for past five years, with contact info.*

Current address: \_\_\_\_\_

If Owned, then Mortgage Company: \_\_\_\_\_

Loan Amount: \_\_\_\_\_ Monthly Payment: \_\_\_\_\_

Property Sold for: \$ \_\_\_\_\_ Dates lived at address: \_\_\_\_\_

If Rent, monthly rent: \$ \_\_\_\_\_ Security deposit: \$ \_\_\_\_\_

Previous Landlord/Manager: \_\_\_\_\_

Landlord/Manager's phone: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived at address: \_\_\_\_\_

If Rent, monthly rent: \$ \_\_\_\_\_ Security deposit: \$ \_\_\_\_\_

Previous Landlord/Manager: \_\_\_\_\_

Landlord/Manager's phone: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Previous address: \_\_\_\_\_

Dates lived at address: \_\_\_\_\_

**Employment History**

*Self-employed Applicants: please attach tax returns for the past two years.*

Current Employer (Name & Address): \_\_\_\_\_

Phone: \_\_\_\_\_

Name of supervisor: \_\_\_\_\_

Supervisor's phone: \_\_\_\_\_

Dates employed at this job: \_\_\_\_\_



Position or title: \_\_\_\_\_

Name and address of Previous Employer: \_\_\_\_\_

Phone: \_\_\_\_\_

Name of supervisor: \_\_\_\_\_

Supervisor's phone: \_\_\_\_\_

Dates employed at this job: \_\_\_\_\_

Position or title: \_\_\_\_\_

*Attach pay stubs for the past two years, from this employer or prior employers. All Income must be verifiable or this Application will be denied.*

Retired () or Employed ()

**Income: (VERIFICATION MUST BE ATTACHED)**                      **Applicant**      **Co-Applicant**

1. Gross Monthly Employment Income (before deductions):      \$ \_\_\_\_\_      \$ \_\_\_\_\_

2. Average monthly amounts of other income (specify sources): \$ \_\_\_\_\_      \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_      \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_      \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_      \$ \_\_\_\_\_

Total:                      \$ \_\_\_\_\_      \$ \_\_\_\_\_

**Bank/Financial Accounts**

Account Number                      Bank/Branch                      Balance (A)      (CA)

Savings account: \_\_\_\_\_

Checking account: \_\_\_\_\_

Money market or similar account: \_\_\_\_\_

**Credit Card Accounts**

Major credit card:                      [ ] VISA [ ] MC      [ ] Discover Card [ ] Am Ex [ ] Other: \_\_\_\_\_

Issuer: \_\_\_\_\_

Account no.: \_\_\_\_\_

Balance: \$ \_\_\_\_\_                      Average monthly payment: \$ \_\_\_\_\_

Major credit card:                      [ ] VISA [ ] MC      [ ] Discover Card [ ] Am Ex [ ] Other: \_\_\_\_\_

Issuer: \_\_\_\_\_

Account no.: \_\_\_\_\_

Balance: \$ \_\_\_\_\_                      Average monthly payment: \$ \_\_\_\_\_



**Loans**

Type of Loan (mortgage, car, student loan, etc.)	Name of Creditor	Account Number	Amount Owed	Monthly Payment
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

<b>Gross Income (Employment, Real Estate, Investments, Social Security, Etc):</b> \$ _____
<b>Gross Monthly Revolving Debts (Mortgages, Cars, Student Loans, etc)</b> \$ _____
<b>Affordability Test Percentage: Gross Monthly Revolving Debts / Income</b> _____ %

**Personal Information:**

**Bankruptcy:** Have you ever filed for bankruptcy? [ ] yes [ ] no

If you answered "yes":

How many times? \_\_\_\_\_

If so, what type(s)? \_\_\_\_\_

When? \_\_\_\_\_ Where? \_\_\_\_\_

**Lawsuits:** Have you EVER been sued? [ ] yes [ ] no

If you answered "yes":

How many times? \_\_\_\_\_

Concerning what? \_\_\_\_\_

When? \_\_\_\_\_ Where? \_\_\_\_\_

Have you sued someone else? [ ] yes [ ] no

If you answered "yes":

How many times? \_\_\_\_\_

Concerning what? \_\_\_\_\_

When? \_\_\_\_\_ Where? \_\_\_\_\_

Have you been a party to any lawsuit? If so, please explain on the backside of the



Application. \_\_\_\_\_

**Eviction History:** Have you been evicted or are you now undergoing an eviction?

yes  no

If you answered "yes":

How many times? \_\_\_\_\_

When? \_\_\_\_\_ Where? \_\_\_\_\_

**Criminal Convictions:** Have you been convicted of any crimes?  yes  no

If you answered "yes":

For what offenses? \_\_\_\_\_

When? \_\_\_\_\_ Where? \_\_\_\_\_

What was the sentence? \_\_\_\_\_

**Registered Sexual Offenders:** Are you required to register as a sexual offender pursuant to any state's law?  yes  no

If you answered "yes":

Where are you registered? \_\_\_\_\_

For what offense, and when was the conviction? \_\_\_\_\_

### References and Emergency Contact

Personal reference: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Personal reference: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Contact in emergency: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

### Certification

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any materially false or incomplete statements in this application. I authorize verification of the information provided in this



application from my credit sources, current and previous landlords and employers, and personal references. I give permission for the landlord or its agent to obtain a consumer report about me for the purpose of this application, to ensure that I continue to meet the terms of the tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose.

### Authorization

I authorize Leisure Manor Holdings, LLC and its agents to perform a criminal background check on me or to hire a tenant screening firm to investigate my background. These actions may result in a report on my character, reputation, personal characteristics, and criminal history; and will involve searching any state's "Megan's Law" database for my name. I agree to hold Leisure Manor Holdings, LLC harmless if the results of this search include incorrect information that Leisure Manor Holdings, LLC, in the exercise of ordinary caution, would not have known about. I understand that Leisure Manor Holdings, LLC will provide more information to me upon my request.

I further authorize Leisure Manor Holdings, LLC and its agents to obtain information about me from my credit sources, current and previous landlords, employers, and personal references to enable Leisure Manor Holdings, LLC to evaluate my rental application. I give permission for the landlord or its agent to obtain a consumer report about me for the purpose of this application, to ensure that I continue to meet the terms of the tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose.

**I understand that any misrepresentation of information to gain tenancy shall constitute a material breach of contract. I further understand that any false, incomplete, inaccurate or misrepresented information shall be grounds for denial, revocation of approval, or termination of tenancy without protest.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-Applicant

\_\_\_\_\_  
Print name of Applicant      Date

\_\_\_\_\_  
Print name of Co-Applicant      Date

