

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.

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

Must be received before approval: Date and time received by MV Management: _____

Credit check Fee: \$40 / \$80 Copy of Photo ID Attached: _____

Lot to be leased: No. _____ Income Verification (pay stubs, tax returns): _____

Amounts Due Prior to Occupancy:

First Month's Rent \$ _____

Security Deposit \$ 1,000.00

Total \$ _____

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
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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

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

