



[Empty box for Apt Community name]

CREDIT/CRIMINAL/CIVIL  CREDIT ONLY

Each adult over the age of 18 must complete a separate application

Applicant  Roommate w/ \_\_\_\_\_  Cosigner

**APPLICANT INFORMATION**

(LEGAL) Last Name	First	Middle	Soc. Sec. #	Date of Birth	Drivers License #/State
Other Names Used		Addl Occupant (1)	Full Name	Relationship	DOB
Type & size of pets: (keeping a pet requires deposit and landlord consent)		Addl Occupant (2)	Full Name	Relationship	DOB
		Addl Occupant (3)	Full Name	Relationship	DOB
Applicant Email Address:			Applicant Telephone #:		Student <input type="checkbox"/> Yes <input type="checkbox"/> No

**RESIDENCE HISTORY**

Present Address	City	State	Zip	From	To	Phone	Monthly Pmt	
Landlord Name <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord							<input type="checkbox"/> Own <input type="checkbox"/> Rent	
Landlord Daytime Phone: _____		Landlord Evening Phone: _____						
Previous Address	City	State	Zip	From	To	Phone	Monthly Pmt	
Landlord Name <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord							<input type="checkbox"/> Own <input type="checkbox"/> Rent	
Landlord Daytime Phone: _____		Landlord Evening Phone: _____						

**EMPLOYMENT HISTORY**

Current Employer	Monthly Salary	Supervisor's Name	How long?
	\$ _____		Yrs _____ Mos _____
Address	City	State	Zip
			Phone _____
Occupation/Department _____			
<input type="checkbox"/> Previous Employer <input type="checkbox"/> 2 <sup>nd</sup> job	Monthly Salary	Supervisor's Name	How long?
	\$ _____		Yrs _____ Mos _____
Address	City	State	Zip
			Phone _____
Occupation/Department _____			

**ADDITIONAL INCOME** – Additional income such as child support, alimony or separate maintenance need not be disclosed unless such additional income is to be included for qualification hereunder  
Amount \$ \_\_\_\_\_ per \_\_\_\_\_ Sources \_\_\_\_\_

**CREDIT & LOAN REFERENCES**

Auto Loan #1 (Make/Model)	License	State	Lien Holder	Lien holder Address	Monthly Pmt
Loans, Charge Accts & Credit Cards owed to	Account Number(s)	Address		Total Debt	Monthly Pmt
Bank or Savings & Loan	Branch	Address		Account Number	

**EMERGENCY INFORMATION**

Emergency Contact	Relationship	Address	City	State	Zip	Phone ( ) _____
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HAVE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT EVER BEEN CONVICTED OF A CRIMINAL OFFENSE?  Yes  No  
IF YES, please list Offense(s): \_\_\_\_\_

Please list all offenses. Include city and state where the offense(s) were committed. Attach separate sheet if necessary.

ARE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT REQUIRED TO REGISTER AS A SEX OFFENDER?  Yes  No  
HAVE YOU EVER BEEN ASKED TO VACATE BY A CURRENT/PREVIOUS LANDLORD?  Yes  No

IF YES: APT NAME: \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_

In compliance with state and federal consumer reporting law, you are hereby advised that a screening will be conducted regarding the information contained in this application. The report may contain information regarding your credit-worthiness, character, general reputation, personal characteristics and mode of living. By signing this application, you authorize Moco, Inc., whose address is PO Box 2826, Seattle, WA 98111, and whose telephone number is (800) 814-8213, to conduct the screening and to release information obtained to landlord and landlord's agents. If the application is denied or approved conditionally based upon information contained in the report, you may request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.

I certify that to the best of my knowledge all statements are true and complete. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction. I am also aware that an incomplete application causes a delay in processing and may result in denial of tenancy.

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

Date \_\_\_\_\_



PARKLANE MANAGEMENT  
COMPANY, LLC  
INVESTMENT PROPERTY  
DEVELOPMENT ■ MANAGEMENT

## RESIDENT SELECTION CRITERIA

An application procedure exists for all of our rental properties. We make reasonable accommodations in rules, policies, procedures, or services, and allow reasonable accommodations to the existing premises if a request pertains to a handicap/disability and the request is put in writing.

Thank you for your interest in our residential community. Please complete the application on the reverse side in detail. All persons over the age of 18 will be asked to submit a separate application.

The following are the criteria used to determine the acceptance of your application for housing.

1. **ABILITY TO PAY:** In general, your gross monthly income plus any housing subsidies must be at least three (3) times the amount of monthly rent. If you have not been employed for at least six (6) months, we may require a co-signer or an additional deposit.
2. **PREVIOUS RESIDENCY VERIFICATIONS:** You must provide two (2) previous landlord verifications that are of no relation to you. If you cannot produce ample information on two (2) previous non-related landlords, Parklane may require that you provide an acceptable co-signer. The co-signer must be willing to sign the co-signer addendum and complete an application so that Parklane can determine their credit worthiness. Poor references from previous landlords may result in denial of your application. All prospective residents are screened for previous eviction from other apartment or residential communities. Any person with previous eviction history may be denied residency immediately.
3. **EMPLOYMENT VERIFICATION:** You must be at your present position for at least six (6) months. If you are at a new job we may require a co-signer or an additional deposit.
4. **CRIMINAL BACKGROUND INVESTIGATION:** We use an outside agency to perform a criminal background investigation. You will be asked to disclose all Misdemeanor and Felony arrests and convictions when you complete the front of this application. Failure to disclose any criminal information will result in immediate denial of your rental application. Criminal convictions for certain types of crimes will result in denial of your application. You will be denied rental, if in the last five (5) years you have been convicted for any type of crime that would be considered a serious threat to real property or to the residents' peaceful enjoyment of the premises, including the manufacturing, distribution, or use of a controlled substance. Any person with a drug related convictions will be denied residency immediately.
5. **CREDIT CHECK:** Certain monetary judgments against you may result in the denial of your application. Poor credit may result in the denial of your application. If you have more than 2 charges outstanding you may be required to provide an additional deposit or to provide a suitable co-signer. All utility company delinquencies will have to be paid to current so that we can be assured that utilities will be provided to the rental unit for which you are applying.

**Parklane Management Company, LLC does business in accordance with the Federal Fair Housing Laws. [The Fair Housing Amendments Act of 1988.] In the providing of housing, we do not discriminate against any person or household because of Race, Color, Religion, Sex, Handicap, Familial Status, or National Origin**