



CARILLON WOODS, LLC RESIDENTIAL RENTAL APPLICATION

_____ (together with all adult occupants as referred to herein, collectively, “APPLICANT”) hereby makes application to Carillon Woods, LLC. (hereinafter “Carillon Woods, LLC”) for the lease of Unit Number(s) _____ at Carillon Woods beginning on the _____ day of _____, 20____, for the monthly rent of \$_____ / month, payable in accordance with an executed lease.
Lease term requested: _____.

It is understood that the Premises are to be used as a residential dwelling to be occupied by none other than those persons listed in this application, and that occupancy is subject to vacancy by the departing occupant. Any and all personal property placed in the Premises shall be at the Applicant’s risk and the Applicant is responsible for insuring the same. APPLICATION IS BEING MADE FOR THE PREMISES IN ITS PRESENT CONDITION, UNLESS OTHERWISE INDICATED. This Application consists of five pages. The truth of the information contained herein is essential, and if the landlord/owner or owner’s designated agent deems any answer or statement herein to be false or misleading, it shall be considered that any lease granted by virtue of this application may be cancelled at option of the landlord/owner or owner’s designated agent.

NON-REFUNDABLE RENTAL PROCESSING FEE in the amount of \$35.00 for applicants/occupants 18 years of age or older is included with this Application. An additional \$35.00 will be due for co-applicants and any other adult residing over the age of 18. All adult occupants must be processed and be a party to the lease. The application process may take up to a minimum of five (5) working days to complete after it is received. The applicant hereby waives any claim for damages by reason of non-acceptance of this application, which the landlord/owner or owner’s designated agent may reject.

SECURITY DEPOSIT equal to a full month’s rent (unless otherwise agreed upon) is due and payable on or before the effective date of the lease. This security deposit is payable to Carillon Woods, LLC. If Applicant enters an agreement to lease a furnished unit, an additional deposit will be required not to exceed one month’s rent. If Applicant enters an agreement to lease a pet friendly property, a pet deposit will be required for each pet, unless such pet qualifies under §5514 of the Delaware Landlord Tenant Code. All deposits will be held by Carillon Woods, LLC in a non-interest bearing escrow account according to the laws in the State of Delaware.

1. The Applicant has no leasehold interests in the rental property until (1) the Applicant has been approved and (2) there is a fully ratified lease.
2. Occupancy of residences shall conform to applicable Sussex County zoning laws, codes and regulations and Carillon Woods Rules and Regulations.
3. The Leasing Agent can furnish a copy of the Lease form to the applicant for review. When Applicant receives notification of approval from the landlord/owner or owner’s designated agent, the Applicant agrees to execute a lease in accordance with the terms of the Application. NOTE: Applicant agrees to execute a lease within three (3) business days from notification of acceptance and to remit all monies with certified funds at the time of lease (unless otherwise agreed upon). The landlord/owner or owner’s designated agent reserves the right to rescind acceptance and resume marketing until lease ratification. The Applicant(s) agree to apply for all utilities/services prior to taking occupancy of the leased premises and agree to pay for all applicable utilities services, i.e. electricity, water, sewer, and will pay necessary deposits.

Be certain that you have completed all five pages of the Application in its entirety and attach the application fee of \$35.00 for adult applicant and \$35.00 for each co-applicant included in this application. Include the following:

1. Copies of Driver’s licenses for all occupants, military ID or state issued Photo ID. Expired documents are not considered valid;
2. Copies of pay stubs for most current two consecutive pay periods, or some form of verification of income;
3. Contact information from current and previous landlords. Include their name, address and contact phone number for verification.
4. Copy of social security card or J-1 or comparable work visa and/or passport. For all Applicants in the U.S. on a visa, lease agreements will not be written for terms beyond the visa expiration date.



DISCLOSURES AND AGREEMENTS CONCERNING THE APPLICANT:

1. The landlord may refuse to approve this application on the basis of previous rental or housing records that reflect a lack of concern for the wellbeing of other residents or the property of the landlord. It may also be rejected if information is received that indicates the applicant is not concerned with the property rights, or the rights to peace and quiet of the other residents. The landlord may also refuse to approve this application based upon the applicant’s financial history.
2. In compliance with Fair Credit Reporting Act you are hereby informed that an investigative consumer report may be made as to your character, general reputation, personal characteristics, and mode of living. Additional information will be obtained through employers, landlords, banks, finance companies, tax returns, credit reporting agencies or similar sources. By signing this application you are authorizing the release of this information to the landlord or its agents.
3. I hereby grant the owner or its representative the right to process this application for the purpose of obtaining a rental agreement. I understand that the landlord is relying on the statements and information contained in this application. The statements and information contained herein are true and correct to the best of my/our knowledge and information. I understand that this application is made a part of the rental agreement if one is entered into, and if any information contained herein is found to be a misrepresentation, incorrect or untrue that may form the basis of termination of the rental agreement.
4. This application is not a lease or rental agreement. No representation is made as to the availability of an apartment or any specific apartment. Any prices listed herein are subject to change without further notice.
5. This application must be updated on a yearly basis, or at the time of renewal of the rental agreement. Failure to update this application may form the basis for termination of any lease that results from this application.
6. Carillon Woods, LLC believes in Fair Housing as part of our rental policy. If you feel that you have been discriminated against because of your race, religion, sex, or national origin by any agent of Carillon Woods, LLC, you may write a complaint addressed to the attention of the General Manager of Carillon Woods, LLC, 18949 Coastal Highway, Suite 301, Rehoboth Beach, Delaware 19971.
7. In addition to qualifying under the terms stated, applicants from counties other than the United States who do not have a social security number must present an original valid passport along with an original valid visa showing raised notary seals on each. Expired passports or visa result in automatic decline of application.

The Applicant(s) hereby authorize Carillon Woods, LLC, its employees and/or agents and any credit bureau or other investigative agency employed by such firm, to investigate and to report and disclose to the landlord/owner or owner’s designated agent the results of the references herein listed, statements and other data obtained from any other person pertaining to credit, employment, rent history and financial responsibility or criminal record of the Applicant(s). Applicant(s) hereby authorize the references herein listed, to disclose or report any information requested by Carillon Woods, LLC and/or agents. An authorization form is included in this application package.

ALL APPLICATIONS WILL BE PROCESSED IN ACORDANCE WITH ALL APPLICABLE LAWS, INCLUDING DELAWARE LANDLORD TENANT CODE, FEDERAL FAIR HOUSE AND AMERICANS WITH DISABILITIES ACT.

_____ Applicant Signature	_____ Date
_____ Co-Applicant Signature	_____ Date
_____ Co-Applicant Signature	_____ Date
_____ Property Manager/Leasing Consultant	_____ Date

Rental Application - For Office Use Only

Date: _____ Time _____ Agent: _____ Application Fee Paid _____

The undersigned hereby makes application to rent: _____

Applicant Name:

Date of birth:	SSN:	Phone:
Driver's License #:	State:	
Email Address:	Cell Phone:	

Co-Applicant Name:

Date of birth:	SSN:	Phone:
Driver's License #:	State:	
Email Address:	Cell Phone:	

Names of all other Occupants under the age of 18 years:

		Total # of Occupants:
How many Pets:	Kind of Pet/Breed/Weight/Age:	

Must attach picture of pets and vaccination records

Current address:

City:	State:	Zip Code:
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Own Rent (please circle one)	Monthly Payment or Rent:	How long:
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Reason for leaving:

Rental Reference (Name & Phone Number):

Reason for leaving:

Previous address:

City:	State:	Zip Code:
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Own Rent (please circle one)	Monthly Payment or Rent:	How long:
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Reason for leaving:

Rental Reference (Name & Phone Number):

Current Employment Status: Employed Full-Time Employed Part-Time Student Retired Not Employed

Present Employer:

Employer Address:	How Long:
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Supervisor:

Phone:	E-Mail:
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Position:	Gross Monthly Salary: \$	Other Monthly Income: \$
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If there are other sources of income you would like us to consider, please list income, source and person who we could contact for confirmation. You do NOT have to reveal alimony, child support or retirement income unless you want us to consider the income to qualify for this rental.

Amount \$ _____ per _____ Source _____ Phone # _____

Current Employment Status: Employed Full-Time Employed Part-Time Student Retired Not Employed

Present Employer:

Employer Address:	How Long:
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Supervisor:

Phone:	E-Mail:
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Position:	Gross Monthly Salary: \$	Other Monthly Income: \$
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If there are other sources of income you would like us to consider, please list income, source and person who we could contact for confirmation. You do NOT have to reveal alimony, child support or retirement income unless you want us to consider the income to qualify for this rental.
 Amount \$ _____ per _____ Source _____ Phone # _____

Your Bank(s):	City / State / Branch & Account # / Type	Phone Number
1.		
2.		
3.		

Your Credit References:	City / State / Type / Account #	Phone Number
1.		
2.		
3.		

Have you or Co-Applicant(s) ever:

1. Been sued for non-payment of rent? YES NO 4. Broken a rental agreement or lease? YES NO
 2. Been convicted or had your lease terminated? YES NO 5. Declared Bankruptcy: YES NO
 3. Been sued for damage to a rental property? YES NO If yes, how long ago were you discharged? _____

1. Has either applicant, ever been convicted of or pleaded guilty or “no contest” to a felony (whether or not resulting in a conviction)? YES NO
 2. Has either applicant ever been convicted of or pleaded guilty or “no contest” to a misdemeanor involving sexual misconduct (whether or not resulting in a conviction)? YES NO
 By signing below, Applicant(s) authorize Carillon Woods, LLC and/or its agents to conduct a criminal background check.

Make/Model	Year	Color	Tag # / State
1.			
2.			
3.			

Other vehicles (motorcycles, trailer, camper, boat, etc):

Name of a person not residing with you:
 Address:
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Relationship: _____

References:

Name:	Address:	Phone:
1.		
2.		
3.		

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of Applicant:	Date:
Signature of Co-Applicant:	Date:
Signature of Co-Applicant:	Date:





**CONSENT TO OBTAIN CONSUMER REPORTS FOR TENANT SCREENING
PURPOSES**

In connection with, and for the duration of, my tenancy with you, I understand that you may obtain consumer reports for screening purposes that relate to my credit and employment history. This information will, in whole or in part, be obtained from Screening Reports or a comparable applicant screening agency. I authorize, without reservation, any party, institution, or agency contacted by Screening Reports or a comparable applicant screening agency, or leasing agent to furnish the above mentioned information and authorize Carillon Woods, LLC to provide a copy of the screening report to the owner. This signature also grants Carillon Woods, LLC the right to contact and obtain rental references from current and previous landlords and current and previous employers.

Applicant Name (Middle Name Required)	/ /	- -	
	Date of Birth	Social Security Number	-

Signature

Alias/Previous Name(s)

Current Address	City	State	Zip Code
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Driver's License #	State
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Carillon Woods Unit # Applying to



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Applicant Name (Middle Name Required)	/ /	- -	
	Date of Birth	Social Security Number	
		-	

Signature

Alias/Previous Name(s)

Current Address	City	State	Zip Code
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Driver's License #	State
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Carillon Woods Unit # Applying to