



1543 Blackjack Rd. Starkville, MS 39759

## RENTAL APPLICATION

Each co-resident, each occupant over 18 years old and guarantor must submit a separate application.

**TYPE OF APARTMENT YOU ARE APPLYING FOR:** 2 BEDROOM  3 BEDROOM  4 BEDROOM

### I. APPLICANT INFORMATION

APPLICANT NAME	LAST	FIRST	MIDDLE	SSN#	PHONE #	Driver's License #
PRESENT ADDRESS ( ) OWN ( ) RENT	CITY		STATE/ZIP	MONTHLY RENT/MORTGAGE		
PRESENT LANDLORD/PROPERTY/MORTGAGE CO.	ADDRESS		PHONE #	HOW LONG AT PRESENT ADDRESS		
PREVIOUS ADDRESS (If less than 3 years at present address)	CITY		STATE/ZIP			
PREVIOUS LANDLORD/PROPERTY/MORTGAGE CO.	ADDRESS		PHONE #	HOW LONG AT PREVIOUS ADDRESS		
<b>FULL TIME STUDENTS, PLEASE CHECK HERE:</b> <input type="checkbox"/>	<b>SCHOOL NAME:</b> _____					

### II. HOUSEHOLD COMPOSITION (ALL PERSONS /ROOMMATES WHO WILL OCCUPY APARTMENT)

NAME	SEX M/F	AGE	DOB	RELATIONSHIP TO YOU

### III. EMPLOYMENT INCOME

List all full-time or part-time employment, including self-employment of all household members and the anticipated income from each source of employment during the next 12-month period.

NAME	EMPLOYER/ADDRESS/CITY/STATE	ANNUAL INCOME	DATE OF EMPLOYE-MENT	POSITION	PHONE #	SUPERVISOR

### IV. OTHER INCOME

List all other types of income such as Financial Aid, Alimony, Child Support, Social Security, Pensions, Disability Compensation, Unemployment Compensation, Welfare, SSI or Recurring Contributions or Gifts Regularly Received or Investments, etc.

NAME	TYPE OF INCOME	ANNUAL AMOUNT

Do not include Reimbursable Medical Expenses, Foster Childcare Payments, Income from the Employment of Children under the age of 18, Inheritance, or Education Scholarships.

### V. PERSONAL REFERENCE:

NAME _____	NAME _____
ADDRESS _____	ADDRESS _____
PHONE # _____	PHONE # _____

### VI. PETS

No pets of any kind shall be permitted in the leased premises.

### VIII YOUR RENTAL/CRIMINAL HISTORY

Have you ever: been ( ) evicted or asked to move out? ( ) broken a rental agreement or lease contract? ( ) declared bankruptcy? ( ) been sued for nonpayment of rent? ( ) been sued for damage to rental property? ( ) been convicted of a felony? ( ) received deferred adjudication for a felony? Please indicate the year, location and type of each felony. We may need to discuss more facts before making a decision \_\_\_\_\_

You represent the answer is "no" to any item not check above.

**APPLICATION FOR RESIDENCY  
(PAGE 2)**

**IX.**

**YOUR VEHICLES** List all vehicles to be parked by you (including cars, trucks, motorcycles, trailers, etc.) Continue on a separate page if more than two.

Make and color of vehicle: \_\_\_\_\_  
Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
Make and color of vehicle: \_\_\_\_\_  
Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_

**X.**

**EMERGENCY** Emergency contact person over 18, who will not be living with you:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Workphone: \_\_\_\_\_ Homephone: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Allergies: \_\_\_\_\_ Family Physician: \_\_\_\_\_ Phone #: \_\_\_\_\_  
If you are seriously ill, missing, or in jail or penitentiary according to an affidavit of the above person, or if you die, you authorize (check one or more): ( ) the above person ( ) your spouse, and/or ( ) your parent to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms, and common areas. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense or provide the information above. We're not legally obligated to do so.

**THIS SECTION IS VERY IMPORTANT!  
APPLICANT(S) MUST READ, UNDERSTAND, AND SIGN THIS STATEMENT**

**XI. LEASE PROVISIONS**

Applicant hereby agrees as follows:

Applicant has paid a security deposit in the amount of \$ \_\_\_\_\_ and a non-refundable application fee in the amount of \$ \_\_\_\_\_ simultaneously with the execution of this Application.

Applicant understands that, in consideration of this Application, Landlord has taken a rental space off of the market and reserved it specifically for Applicant pending the processing of this Application and, unless the Application is rejected, pending the execution and return of all lease documents.

If Applicant is not approved by Landlord, the Security Deposit will be refunded in full.

If Applicant is approved by Landlord:

- (i) Guarantor Form shall be completed, executed and returned to Landlord within 10 days after Applicant submits Deposit and application. Landlord may cancel this Application and retain the full Deposit as liquidated damages in the event Applicant fails to return the properly executed documents within such 10 day period.
- (ii) Landlord shall have a reasonable time after receipt of the executed documents to verify that they are properly completed and to investigate the Applicant's proposed guarantor. Within 5 days after notice from Landlord, which notice may be in person or by telephone, or in writing. Applicant shall have any incomplete or improperly completed and executed documents completed and any unacceptable guarantor replaced with an acceptable guarantor. Otherwise, Landlord may cancel this Application and retain the Deposit as liquidated damages; and
- (iii) Once all documents including, but not limited to, Guarantor Form, are fully executed and approved by Landlord, the Deposit shall serve as a security deposit in accordance with Mississippi statutes and the terms and conditions of the lease.

Applicant may not take possession of the apartment until: (a) all lease documents including, but not limited to, Guarantor Form, are properly executed by all parties and delivered to Landlord; (b) rent is paid to Landlord in accordance with Lease; and (c) apartment/bedroom is available.

Applicant understands and acknowledges that a specific apartment and bedroom will not be assigned until all roommates are approved by Landlord. If applicable, the Applicant will hereby certify that he/she is the legal guardian of a minor(s) and hereunder identifies the name(s) and date(s) of birth of each in order to assist in roommate matching. Indicate N/A if no minor(s) will be residing with the Applicant.

The information provided in this Application is true, correct and complete. Any misstatement or omission of fact in this Application may result in termination of my Lease for cause.

Time is of the essence with respect to the agreements set forth in this Application.

The undersigned hereby authorize Landlord to obtain credit reports and conduct such other investigations of Applicant and /or Guarantors, as Landlord deems necessary in connection with this Application and leasing of the Apartment to Applicant.

\_\_\_\_\_  
APPLICANT DATE

\_\_\_\_\_  
WITNESSED DATE



**CONTINUING PARENTAL OR SPONSOR GUARANTY**

THIS GUARANTY AGREEMENT is executed by the person or persons whose names are signed below. It is understood that \_\_\_\_\_ ("Resident") has applied to become a Resident in the apartment community known as The Pointe at MSU. The Lease between the Resident and the Pointe at MSU. ("Landlord") and related Rules and Regulations are incorporated herein and will be signed by the Resident. The Landlord requires, as a condition of the acceptance of such Resident, that all obligations of the Resident with respect to the Lease and Rules and Regulations be personally and unconditionally guaranteed by the prospective Resident's parent, guardian or other sponsor. The requirement of this guaranty is in recognition that most of the Residents at The Pointe at MSU do not have independent financial means, but this guaranty shall be in force irrespective of the financial means of the Resident.

The undersigned represents that his or her relationship with the Resident is that of \_\_\_\_\_ (parent, guardian, uncle, aunt or specify other).

In order to induce Landlord to lease to the Resident identified above, the undersigned does hereby (if more than one, jointly and severally) unconditionally guarantee the payment in full of all obligations of the Resident to Landlord now existing or hereafter arising including, but not limited to, obligations under the Lease to be executed by the Resident or any renewal, extension or subsequent Lease (whether the same or different unit), and to pay all amounts, including but not limited to rent, fines imposed pursuant to the Rules and Regulations, utility charges, computer lab fees, charges for damage to the apartment, late charges or attorney's fees incurred in the enforcement of the subject Lease or any renewal, extension or subsequent lease.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Resident or any other parties responsible. Guarantor consents that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the apartments are located, and Guarantor consents to personal jurisdiction of such courts and agrees that they may be served with process by certified mail addressed to them at the address shown below or by any other means of constructive service permitted by the Mississippi Rules of Civil Procedure.

The Guarantor(s) waives (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Resident; (3) any understanding that any other person, firm or corporation was to sign this Guaranty; (4) the incapacity or bankruptcy of Resident or any other Guarantor; and (5) any notice of change or amendment to the Lease, the Rules and Regulations, or the right to any notice of default. Guarantor(s) acknowledges that the terms of the Lease provide for assignment of the Lease or subleasing of the Premises with the Landlord's prior written consent and Guarantor(s) hereby agrees that Guarantor's consent is not necessary to effect such an assignment or sublease. Guarantor(s) further agrees that this Guaranty shall remain in full force and effect without modification until the Landlord has approved and consented to such an assignment or sublease.

Failure of Landlord to enforce rights of recovery against other occupants of the unit and any third parties shall not release Guarantor, provided that Guarantor is only liable for payments or obligations of Resident whose name is set forth above in accordance with the terms of the Lease. Guarantor shall be liable for obligations under the Lease as though Guarantor executed the Lease as Resident, and Landlord shall not be subject to any defenses, offsets or agreements which might exist between Guarantor and Resident.

This Guaranty is general and shall inure to, and may be relied upon and enforced by, any successor or assign of Landlord. The obligations of Guarantor(s) shall be binding upon the Guarantor(s) and their successors and assigns. This Guaranty shall be governed by the laws of the State of Mississippi.

In addition to other amounts guaranteed, Guarantor agrees to pay a reasonable attorney's fee and all costs imposed under the terms of the Lease or required in enforcement of this Guaranty.

Guarantor(s) represents and warrants that the following information is true and correct, and authorizes Landlord to verify the same by reasonable means (Credit Bureau check). This Guaranty has been executed on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Primary Guarantor      Print Name      SSN#      Phone Number

\_\_\_\_\_  
Address      City      State      Zip Code



**CONTINUING PARENTAL OR SPONSOR GUARANTY**

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

{Notary Seal must be Affixed}

\_\_\_\_\_  
Signature of Notary  
Notary Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY ALL PERSONS WHOSE NAMES ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE LEASE CONTRACT, OR ANY RENEWAL, EXTENSION OR SUBSEQUENT LEASE CONTRACT TO WHICH RESIDENT AND LANDLORD, OR ITS SUCCESSORS OR ASSIGNS, ARE PARTIES.



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### GUARANTOR APPLICATION

Each guarantor must submit a separate application.

RESIDENT YOU ARE APPLYING FOR: \_\_\_\_\_  
Relationship: ( ) Mother ( ) Father ( ) Grandparent ( ) Other(Please Specify) \_\_\_\_\_

#### I. GUARANTOR INFORMATION

NAME	LAST	FIRST	MIDDLE	SOCIAL SECURITY #	PHONE #	Driver's License #
PRESENT ADDRESS ( ) OWN ( ) RENT			CITY	STATE/ZIP	MONTHLY RENT/MORTGAGE	
PRESENT LANDLORD/PROPERTY/MORTGAGE CO.			ADDRESS	PHONE #	HOW LONG AT PRESENT ADDRESS	
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**You represent the answer is "no" to any item not check above.**

VIII. \_\_\_\_\_

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The information provided in this Application is true, correct and complete. Any misstatement or omission of fact in this Application may result in denial of resident application and/or termination of lease if after lease has begun. Time is of the essence with respect to the agreements set forth in this Application. The undersigned hereby authorize Landlord to obtain credit reports and conduct such other investigations of Guarantor, as Landlord deems necessary in connection with this Application and leasing of the Apartment to Applicant.

GUARANTOR \_\_\_\_\_ DATE \_\_\_\_\_ WITNESSED \_\_\_\_\_ DATE \_\_\_\_\_