



**UNIVERSITY**  
— RENTS —

## Terms and Conditions

### APPLICATION TERMS & CONDITIONS

ALL Applicants are required to sign the lease documents within 3 days of your application being approved in writing. Failure to complete your lease documents within this time will deem your application WITHDRAWN and terminate any further obligations under this agreement. If Applicant is approved and agrees to lease the property they may HOLD the property by paying the required Security Deposit, however, if Applicant then does not sign, or changes their mind on leasing the property, the Security Deposit will be retained by University Rents as liquidated damages. Any application not approved within 7 days of your completed application will be considered disapproved. Notice given to ANY Applicants or Co-applicant is considered notice to All Applicants and Co applicants and any notice received from Applicants or Co-applicants is considered from all. An application fee of \$50 per resident over the age of 18 is due before any application is processed. APPLICATION FEES ARE NON-REFUNDABLE. Co-signers and married couples must fill out separate applications.

This rental application shall be used to determine and verify credit, character, employment, and rental history. This is NOT an agreement to rent, and all applications must be approved in writing. By signing this application, Applicant authorizes the management company to obtain credit and criminal history reports and verification of rental history, income/employment and references given. Applicant declares the provided information in this application is true and correct, and that the landlord may terminate the lease agreement if any information herein is proven untrue.

### QUALIFYING CRITERIA

Applicants must be a minimum of 18 years of age, provide a valid photo identification and social security number. Applicants should have a verifiable gross income of at least (3) three times the monthly rent. Co-signers should have gross verifiable income of at least (5) five times the monthly rent. Applicants must have no criminal felony convictions. Applicants must show favorable activity within the last twelve months on your credit report with no reported delinquencies, evictions or any outstanding balances of rent due. Applicants shall have one verifiable occupancy with favorable rental and payment history. If an International Student, you must present a valid I-20, copy of passport and completed supplemental application. We reserve the right to require a co-signer.

### PRIVACY POLICY

University Rents and University Heights follow all federal and state laws regarding the protection of your personal information. When applying to lease a property with University Rents or University Heights, you will complete this application which requires your social security number, drivers license, birthday and other personal information including address, email, and phone numbers. This information is used to run your credit history, employment history, verifying income, and checking references. University Rents Policy is to store and/or destroy this information so that no unauthorized person will have access to it.

By submitting this application I am giving UNIVERSITY RENTS permission to run a background check on myself and any cosigners, and agreeing to the site Privacy Policy and Terms of Service

Sign: \_\_\_\_\_ Date: \_\_\_\_\_