



LEASE APPLICATION

Application is for information only and does not obligate landlord to execute a lease or deliver possession to proposed resident(s).

Table with application fees and payment instructions.

Name, Permanent Address, City, St, ZIP, Home Phone, Preferred method of Contact, Local Address, Cell Phone, Email, Driver's License Number, State, Social Security Number, Date of Birth, Vehicle Make, Model, Year, Plate #, Color.

To be filled out by Students applying on own without Guarantee of Lease
Students applying on their own must provide proof of monthly income exceeding 3 times the monthly rent.

Present Employer, Position, Business Address, Phone Number, Supervisor, Employed Since.

TOTAL ANTICIPATED INCOME FROM DATE OF MOVE-IN THROUGH THE END OF THE LEASE AGREEMENT

Gross Salary, Please Circle One: Hourly Weekly Monthly Yearly, Supplemental Income (financial aid):\$

Parent or Guardian for Emergency Contact: (Circle one)

Name, Relationship to Applicant, Address, City, St, ZIP, Home Phone, Employer, Work Phone.

Please select your Floor Plan preference below. Room assignments are based upon availability, submittal of application and Guaranty of Lease, application approval, payment of all fees and security deposit, and execution of Lease Agreement.

Circle One 2/2 3/3 4/4 I need roommate matching assistance (Y or N)

INSTRUCTIONS: To complete the application process:

Submit completed application with payment of all fees and deposit, and return the notarized Guaranty of Lease form, if required, within seven (7) days. All fees should be in the form of a check or money order; made payable to The Edge at Lafayette. The security deposit should be in a separate money order or personal check. Mail to The Edge at Lafayette, 1400 N. Bertrand Drive, Lafayette, LA 70506.

By signing below, I represent that:

- a) All information contained herein is true and correct.
b) I understand a financially responsible Guarantor is required for those students who do not meet the required credit/income criteria and that this Guarantor must also meet all approval requirements.
c) It is also understood that Landlord, where required, will run a credit check on the Guarantor and a criminal background check on the Applicant to determine application approval.
d) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
e) Roommate compatibility is not guaranteed.
f) It is understood that a signed lease supersedes this application.
g) Admission to the local university is not a prerequisite for approval of application.
h) Building, room and floor preferences are not guaranteed.

Applicant's Signature, Date, Staff Representative Signature, Date.



RESIDENT SELECTION CRITERIA

STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties unless Applicant can qualify for credit on their own.
- Minimum income standards do apply. Guarantor or Applicant must make three (3) times the rental rate to qualify. If Guarantor or Applicant does not make three (3) times the rental rate, the Applicant may be required to pay an additional security deposit.
- A credit report will be run on the Guarantor (or applicant if no guarantor). An unsatisfactory report can result in the denial of the application. An unsatisfactory credit report is one that reflects past or current bad debts, late payments, or unpaid bills, liens or judgments. If your application is denied for poor credit history, you will be given the name, address, and phone number of the credit reporting agency that provided the report, as required by the Fair Credit Reporting Act. Guarantor or Applicant with little or no credit history may be required to pay an additional security deposit.
- Bankruptcy and foreclosures on a current or previous mortgage will result in denial of the application. If the Bankruptcy has been satisfied, then it will not result in a denial.
- Rental history on the applicant will be verified. The application can be denied for a negative rental reference. A negative rental reference constitutes any outstanding balance, eviction, complaints or lease violations to a current or previous landlord.
- Criminal history will be checked on the applicant. Any felony will result in the denial of the application. Any misdemeanor conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related, theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature will result in the denial of the application. Three or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports at will if criminal charges are evident.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

Applicant

Date



Guaranty of Lease

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution of that certain Lease Agreement (the "Lease"), which commences on the 15th day of August, 2012 and ends on the 31st day of July, 2013 for a total base rental of \$_____ to be paid in 12 equal installments of \$_____, between AMBLING MANAGEMENT COMPANY, as agent for the owner of The Edge Apartments as "LANDLORD" and _____, as "RESIDENT", regarding a portion of the premises known as 1400 North Bertrand Drive, Apt _____ Bedroom _____ in Lafayette, LA 70506 (the "Premises"); the undersigned Guarantor, either a parent, legal guardian or indemnitor of the Resident named herein hereby absolutely and unconditionally guarantees to Landlord the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Resident under the Lease, as well as all other covenants, terms, conditions and agreements of the Lease to be performed and observed by the Resident. Guarantor hereby covenants and agrees that if default shall at any time be made by the Resident in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay to Landlord, within 10 days of Landlord mailing notice of default to Guarantor, such rent and other sums and charges due the Landlord, and/or perform and fulfill all of such terms, covenants, conditions and agreements, and will pay the Landlord all damages and expenses, including Landlord's reasonable attorney's fees (in no event less than 15% of any monetary judgment in favor of Landlord) that may arise in consequence of any default by the Resident under the Lease or by the enforcement of this Guaranty. If more than one guarantor executes this Guaranty, their obligations herein shall be joint and several.

Guarantor hereby individually and unconditionally, guarantees to owner, the full, punctual and complete performance by Resident of all obligations of Resident to Owner under the Lease identified above, including but not limited to, extensions or renewals of the Lease; when Resident transfers to a different Unit within the apartment community; or when rent or other charges are increased in accordance with or after the stated term of the Lease. This Guaranty is an absolute and unconditional guaranty of payment and of performance. It shall be enforceable against the Guarantor, without the necessity of any suit or proceedings on the Landlord's part of any kind or nature whatsoever against the Resident and without the necessity of any notice of nonpayment, non-performance, non-observance or acceptance of this Guaranty, or any other notice or demand, all of which the Guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of the Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the relief of Resident from any of the Resident's obligations under the Lease by the rejection of the Lease in connection with proceedings under any bankruptcy law now or hereafter in effect or otherwise.

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 Guaranty or related rights may be brought in the State of Louisiana and Guarantor consents to personal jurisdiction of such State's courts and agrees that any actions to enforce this Guaranty shall be governed by the laws of the State of Louisiana.

This Guaranty shall be a continuing guaranty, and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished by reason of any assignment, renewal, modification or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by the Landlord to the Resident or by reason of any other accommodations, alterations, modifications or other indulgences granted by Landlord to Resident, whether or not the Guarantor has knowledge or notice thereof.

The Lease together with this Guaranty may be assigned by Landlord without notice to Guarantor. The assignment by Landlord of the Lease and/or the rents and other receipts thereof made either with or without the Guarantor's knowledge or notice shall in no manner whatsoever release the Guarantor from any liability hereunder.

All of the rights and remedies of Landlord under the Lease or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to Landlord.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of the Guarantor and shall inure to the benefit of the Landlord, its successors and assigns.

It is also understood that Landlord will run a credit check on the Guarantor and a criminal background check on the Resident to determine application approval.

Permission IS or IS NOT (circle one) granted for Resident to live in a coed apartment. _____

(Guarantor must sign).

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this _____ day of _____, 20__.

WITNESS:

Witness Signature

Guarantor Signature

GUARANTOR
Print Name: _____
Address: _____

Telephone: (home) (_____) _____
Telephone: (work) (_____) _____
Email: _____
Employer: _____
Social Security #: _____
Driver's License #: _____
Date of Birth _____
Annual income _____
Supplemental income _____

Witness Signature

Guarantor Signature

GUARANTOR
Print Name: _____
Address: _____

Telephone: (home) (_____) _____
Telephone: (work) (_____) _____
Email: _____
Employer: _____
Social Security #: _____
Driver's License #: _____
Date of Birth _____
Annual income _____
Supplemental income _____

STATE OF _____, CITY/PARISH OF _____, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 20__, before me, the subscriber, a Notary Public in and for the State and City/County aforesaid, personally appeared _____, who made oath in due form of law he/she/they executed the foregoing Guaranty for the purposes therein contained.

My Commission Expires:

Notary Public





Roommate Matching Profile

The Edge at Lafayette

1400N. Bertrand Drive, Lafayette, LA 70506 ph. (337) 234-5912 fax (337) 234-6024
edgelafayetteleasing@ambling.com

Name _____ E-mail address _____
Cell phone number _____ Permanent phone number _____
I am enrolled at _____ Anticipated graduation date _____
Major(s) _____ Greek society _____

In 2012/2013, I will be a: [] Freshman [] Sophomore [] Junior [] Senior [] Grad Student
[] Med Student [] Non-Student

I prefer to live with: [] Males Only [] Females Only [] Co-Ed

Choose the responses that suit you best for each category. To find your best match, your honesty will be critical. This profile is used only for roommate matching purposes.

Smoking: [] I prefer a NON-smoking environment. [] I prefer a smoking environment. [] I do not mind living in a smoking environment. (By electing non-smoking, you acknowledge smoking will not be permitted by you or any visitors in the unit you are assigned. Failure to abide by this policy results in a \$200 cleaning fee/deodorization fee.)

Studying: [] I prefer to study in my bedroom. [] I prefer to study at the dining room table or in the living room. [] I prefer to study on campus. [] I study daily. [] I study infrequently. [] I study 2-5 days per week.

Schedule: [] I prefer to get an early start with morning classes. [] I prefer to sleep late and attend evening classes. [] I generally stay up late. [] I go to bed early and count on a good sleep.

Cooking: [] I plan to cook daily. [] I cook on a regular basis. [] I enjoy cooking for others. [] I will not do much cooking.

Cleaning: [] I always pick up after myself and clean daily. [] I am mostly neat; I clean about once a week. [] I have a tough time getting motivated to clean.

Noise: [] People consider me to have a quiet nature. [] People would say I typically liven up a room with loud music and an outgoing personality [] I am neither quiet nor loud, just average.

Social: [] I am most comfortable around mellow, academic types [] I am most comfortable with outdoorsy, athletic friends [] I am most comfortable within the trendy campus crowd
[] I am most comfortable around creative, theatrical, expressive people [] I prefer friends with similar interests in technology and video gaming

Drinking: [] I am not of age to drink legally. [] I prefer an alcohol-free environment. [] I prefer to live in an environment where alcohol is acceptable.

Guests: [] I plan to have overnight guests (in accordance with the lease) and do not mind if my roommates do the same [] I prefer to minimize overnight guests but understand the lease allows short-term guests.

Activities: On weeknights I like to: [] Watch TV [] Study [] Enjoy a workout [] Hang out at home with friends [] Have my boy/girlfriend as an overnight guest [] Go out
On weekends I like to: [] Watch TV [] Study [] Enjoy a good workout [] Hang out at home with friends [] Have my boy/girlfriend as an overnight guest [] Go out

The single most important trait for my potential roommate is _____

Names of requested roommates 1) _____

2) _____

3) _____

BY SIGNING BELOW I REPRESENT THAT I UNDERSTAND AND AGREE TO THE FOLLOWING:

- 1) Requests for roommates and bed assignments will be accommodated when possible but cannot be guaranteed.
- 2) Ambling Management will utilize this information to select the closest possible roommate match based on the pool of other applicants requesting a roommate-match based on the date I sign a lease, but that an exact match may not be available. (Roommate gender and smoking preference will always be the priority matching criteria)
- 3) I give my permission to Ambling Management to release my profile information, including contact information, to all prospective roommates.
- 4) My permission is not required to lease vacant bedrooms in the apartment and a new roommate may move in without prior notice.
- 5) I understand that roommate compatibility cannot be guaranteed and agree to participate in any mediation necessary should a conflict arise with the occupants of my apartment.
- 6) I understand that I can be required to relocate to another apartment in the event that I fail to participate in mediation or when mediation efforts do not resolve roommate conflicts.

Applicant Signature _____ **Date** _____