

Deemer's Landing Leasing Guidelines

- 1) APPLICATION PROCESS IS BASED ON (3) PARTS:
 - A) Employment verification and/or income verification
 - B) Present and previous landlord/mortgage verification
 - C) Credit history and criminal background check
- 2) APPLICANT MUST BE 21 YEARS OF AGE OR OLDER TO BE LEASE HOLDER
- 3) ITEMS THAT MUST BE SUBMITTED WITH APPLICATION:
 - A) Two (2) most current paystubs/ or proof of income / tax return if self employed
 - B) Photo ID / Passport / Social Security card / Visa required upon submitting application
 - C) Application fee \$50.00 per application (credit card via phone, cash, check, money order)
- 4) RENT SHALL NOT EXCEED 30% OF MONTHLY GROSS INCOME:
 - A) Each party must qualify individually unless married to 2nd applicant
- 5) MUST SUBMIT HOLDING FEE OF \$500.00 TO HOLD UNIT: Once application is approved
 - A) The holding fee of \$500.00 is non-refundable after (5) days. The holding fee is refundable ONLY if the application has been denied OR the apartment is not available upon scheduled delivery date OR applicant cancels in writing within (5) days of submitting application.
- 6) RENTERS INSURANCE and UTILITIES:
 - A) Minimum of \$300,000 Liability insurance must be maintained for the duration of residency.
 - B) \$25,000.00 Personal property coverage, \$5,000.00 medical coverage, Endorsement for backup of Water & Sewer, and Landlord MUST be listed as an additional insured
 - C) Tenants are responsible to pay gas heat and electric, water, cable, phone and internet.
- 7) ONCE APPROVED:
 - A) Applicant will need the following documentation at lease signing: Delmarva Power account number for gas heat AND meter deposit receipt from Municipal Services for electric AND proof of \$300,000 general liability renter's insurance.
 - B) There will be a one-time HVAC filter fee (non-refundable) of \$60.00
- 8) ANYONE 18 YEARS OF AGE OR OLDER:
 - A) If they will be listed as an occupant on the lease, an application must be submitted and will be held in the leaseholder's file. All persons 18 or older must be screened before residing at our community. Deemer's Landing reserves the right to deny an application if criminal record is found. Anyone moving onto the property without our approval will be considered UNAUTHORIZED and will be asked to leave immediately.
- 9) SHORT TERM LEASES Additional monthly fees apply see below
 - A) Month to month lease is +\$250.00 per month, 6 month lease is + \$125.00 per month, 9 month lease is + \$75.00 per month
- I, the applicant, have read and understand the above outlined terms/guidelines:

Deemer's Landing Apartments Rental Application (Please print)

Desired Move-in date:										
Size of apt. needed:	1B	2B	3B		Floor:	1 st	2 nd	3 rd		
Lease Desired:	Short		12 mos.							
Style Desired:	Captains Lair, Mariner, Wind Jammer, Outrigger, Galleon, Schoone							on, Schooner		
Name:						JR	SR	Ш		
Last	First			MI			(circle one)			
SSN:		DOB:								
Current Address:										
	Number and na	me of st	reet							
	City, state, zip c	ode						How Long?		
	Cell phone #				Email A	ddre	SS			
Landlord:										
	Name of Landlord / Mortgage Co.						Monthly pymt			
Previous Address:	Telephone #						Fax #			
Flevious Address.	(If less than 2 yrs. At current address)									
Employments	City, state, zip code						How long?			
Employment:	Current employer						Telephone #			
	Address							Fax #		
	Date of hire Supervisor Name/Phone #							Your Position		
Salary per year:	\$			-		•	Bi Weekly	•		
Other income:	\$			Paid:	Weel	‹ly	Bi Weekly	Monthly		
Emergency Contact:	<u>.</u>	• .								
	Name – please	print								
	Address	Address				City, State, Zipcode				
	 Telephone #				Relationship					

1.		er been convict conviction)?	ed of or pleaded	guilty or "no	contest" to a fe YES_	lony? (whether or not! NO
2.	Have you ev	er been convict	ed of or pleaded r or not resulting		contest" to a m	isdemeanor involving
3.	How did you	learn about us	? Drive-by	Website	*Tenant	Other
4. 5.	Any pets? Y	ES NO	How many	? WI	nat kind? Dog_	Cat
c	Breed	-	Weight	Breed		Weight
6. 7.		s service anima e tobacco proc			YES YES	NO NO
					120	
	Additiona	l Occupants: (li	st everyone who	will be living	with you incluc	ling children)
Full Na	me	DOB	SSN			Relationship to you
		OCCUPANTS 2	L8 YRS. OR OLDEF	R MUST FILL C	OUT APPLICATIO	DN
Total O	ccupants:	Adu	ults	Children		
applica forfeite cancels	tion (must be ed. NO EXCEP s (in writing) w	in writing). If a TIONS. In the e vith the (5) days	application is can	celled after (lication is de will be refun	5) day period th nied by the less ded in full. Hol	-
my kno lease o applica	wledge and b r rental agree tion. I hereby	elieve the infoi ment may be to authorize veri	rmation I have giv erminated if I hav fication of the inf	ven is true an ve made any f formation pro	d correct. I full false or incompl ovided in this ap	ication. To the best of y understand that my lete statements in this oplication from my r personal references.
Signatı	ire of Applica	nt		- C	Date	
			nate based on ra y, familial status,			igin, sex, sexual
	n and/or US D n St., SW	epartment of H	ousing and Urba	n Developme	nt	

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