



THE HELM at Deemer's Landing

1. APPLICATION PROCESS IS BASED ON THREE 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 LEASE & RESIDE HERE
3. MUST SUBMIT WITH APPLICATION:
 - a. Two (2) of current paystubs/tax returns (2 years)/ or proof of income
 - b. Must show photo ID to submit application
 - c. Application fee – \$50.00 per applicant
4. RENT SHALL NOT EXCEED 30% OF MONTHLY INCOME
5. MUST SUBMIT A HOLDING FEE OF \$500.00 TO HOLD AN APARTMENT:

The Holding Fee of \$500.00 is non-refundable after (5) days. Holding Fee is refundable ONLY when: (a) application has been denied OR (b) the apartment is not available upon scheduled delivery date OR (c) applicant cancels in WRITING within (5) days of submitting an application.
6. RENTER'S INSURANCE IS REQUIRED: \$500,000 liability insurance must be maintained for the duration of your residency.
7. TENANT'S ARE REQUIRED TO PAY UTILITIES. (Electric, gas heat, cable, telephone, etc.)
 - A) ONCE APPROVED: Applicant will need the following documentation at lease signing: (a) Delmarva account number for gas heat (b) METER deposit receipt from Municipal Services for electric service and (c) proof of renters insurance. \$500,000.00 Liability Coverage, \$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
8. ANYONE (18) or older: that will be listed as an occupant on the lease must submit an application for the leaseholders file. All persons (18) or older must be screened before residing in our community. Management reserves the right to deny an application if a criminal record is found. Anyone moving onto the property without our approval or consent will be considered UNAUTHORIZED and will be asked to leave immediately.

I, the applicant, have read and understand the above outlined guidelines:

Applicant

Date

1. Have you ever been convicted of or pleaded guilty or "no contest" to a felony (whether or not resulting in a conviction)? YES ___ NO ___
2. Have you ever been convicted of or pleaded guilty or "no contest" to a misdemeanor involving sexual misconduct (whether or not resulting in conviction)? YES ___ NO ___
3. How did you learn about us? Drive By ___ Apts.com ___ Other: _____
4. Any pets? YES ___ NO ___ What kind? DOG ___ CAT ___
5. _____

Breed	Age	Weight	Breed	Age	Weight
6. Do you use tobacco products? YES ___ NO ___

7. Additional occupants living with you:

Full Name:	DOB	SSN	Relationship to you:
_____	_____	_____	_____
_____	_____	_____	_____

Occupants (18) years old or older must fill out an application.

Application fee is NON-REFUNDABLE. No apartment will be held without a \$500.00 Holding Fee. Applicant has exactly five (5) days to cancel this application. Cancellation must be in writing. If application is cancelled AFTER (5) day period – the holding fee of \$500.00 will be forfeited. NO EXCEPTIONS. In the event the application is denied by the lessor OR the applicant cancels in writing within five days, the holding fee will be refunded in full. The holding fee is also refundable if apartment cannot be delivered by the lessor on scheduled move in date.

I, the undersigned, have read and fully understand the terms and conditions set forth in this application. To the best of my knowledge and belief the information I have given is TRUE and CORRECT. I fully understand that my lease or rental agreement may be terminated if I have made any false or incomplete statements in this application. I hereby authorize verification of the information provided in this application from my credit sources, credit bureaus, current landlords, employers, law agencies, and or personal references. I also understand and agree that the management reserves the right to deny residency if a criminal record is found.

Signature	Date
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Deemer's Landing does not discriminate based on race, color, religion, national origin, sex, sexual orientation, gender identity, disability, familial status, or source of income."
 Division and/or US Department of Housing and Urban Development
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