



23425 Commerce Park Dr, #102
Beachwood, OH 44128
216-406-0365
Paige@irg3.com

COMMUNITY CRITERIA

Income Requirements:

- Applicant(s) monthly income must be at least three (3) times the amount of monthly rent.
- If more than one applicant the income will be combined in the event that one or more roommate(s) do not meet the income requirements, the remaining roommate(s) must qualify for the apartment.
- A copy of the applicant(s) most recent paycheck stub is required upon leasing.

Credit Requirements:

- Satisfactory credit rating for the prior two years will be required and 80% of all credit lines must show paid on time or as agreed. Less than 80% positive credit may result in an additional deposit.
- Lack of credit history will be considered satisfactory.
- Bankruptcies not discharged and unpaid rental related judgments will result in denial.

Rental Requirements:

- Applicant(s) must have six (6) months rental/mortgage history.
- Unlawful detainers and/or outstanding debts to landlords will result in denial.

Special Requirements:

- A statewide criminal search will be conducted on each applicant over the age of 18.
- A felony conviction will result in denial.
- Misdemeanor criminal convictions may result in denial.

Employment Requirements:

- Applicant(s) must have six (6) months employment history or previous employment in the same field.
- Unsatisfactory employment history may result in additional deposit.

Co-signer Recommendations:

- Co-signer will be required if the applicant has lack of unsatisfactory income or rental history.
- Co-signer must have satisfactory credit and monthly income must be at least six (6) times the amount of the applicant's monthly rent.

Application Fee:

- A \$25.00 non-refundable application fee will be required for each applicant 18 years of age or older.
- Applicant(s) under age of 18 will be listed on the lease as an occupant only.

Pets:

- Please refer to Community Pet Policy Agreement.

Equal Housing:

- Nondiscrimination on the basis of race, color, religion, sex, national origin, familial status or handicap is the comprehensive policy of the property.

I have read, understand and accept the above rental criteria.

Applicant Signature

Date

Management Signature

Date



INTEGRITY
LEASE TO HOME

Property _____ Date _____

SUITE NUMBER _____ TYPE _____

ADDRESS _____

MOVE IN DATE _____ LEASE TERM _____

Specials Offered _____

Optimum Rent \$ _____ Suite Rent \$ _____

Total Security Deposit \$ _____ Pet Fee \$ _____

Occupant Name(s)	DOB
_____	_____
_____	_____
_____	_____

Suite Rent	\$ _____
Parking Rent	\$ _____
Misc. Extras	\$ _____
Security Deposit	\$ _____
Pet Fee	\$ _____
Application Fee	\$ _____
Total	\$ _____
Less Deposit	\$ _____
Balance Due	\$ _____

RESIDENT APPLICATION INFORMATION

Name (First, Middle Initial)	Name (Last)	Email	
Phone Number	Social Security #	Date of Birth	
Present Address (Number, Street)	City	State	Zip
Owner/Landlord	Rent or Mortgage	Length	
Reason for Vacating	Phone Number for Past Landlord		

PREVIOUS ADDRESSES

Address (Number, Street)	City	State
Owner/Landlord	Rent	Length
Reason for Vacating	Phone	

IN CASE OF EMERGENCY NOTIFY:

Name:	Relationship:	Work Phone:
Address:	Home Phone:	

ADDITIONAL INFORMATION (Please Check Boxes)

Marital Status	Single	Married	Divorced	Widowed	Other
Credit References	Visa	Mastercard	American Express	Bank Loans	Other

VEHICLE INFORMATION			
Driver License #	State	Vehicle Make	
Vehicle Color		Vehicle Plate	
BANK INFORMATION			
Checking/Savings Account #	Branch		
PRESENT EMPLOYER			
Present Employer	Position		
Salary per _____	Length	Supervisor	
Address (Number, Street)	City	State	Zip
PREVIOUS EMPLOYER			
Present Employer	Position		
Salary per _____	Length	Supervisor	
Address (Number, Street)	City	State	Zip
OCCUPANT INFORMATION			
Full Name	DOB	Social Security	
Salary per _____	Length	Supervisor	

Additional Sources of Income? _____

Have you ever been sued, evicted, wages garnished, or filed for bankruptcy? _____

If yes, please explain: _____

Are you or any occupant required to register as a sex offender? _____

Have you or any occupant been convicted of a sexual-oriented or child victim-oriented offense? _____

Have you or any occupant been convicted of a felonious drug offense? _____

Applicant authorizes the Landlord or its representatives to use the services of credit reporting agency and to contact any of the above named references, employers, and landlords to obtain credit history and background information on the applicant and to use such information in deciding whether or not to accept or reject this application. Information requested on this form is for credit purposes only and will be held in strict confidence.

Applicant acknowledges that this application is a contractual agreement to rent the above-stated suite from Landlord. Applicant agrees as follows: If approved by Landlord, the applicant will be required to sign a lease and take occupancy of the suite for the period of time indicated on this application. Applicant's deposit will be applied as shown above and shall not bear interest. If applicant does not sign a lease and take occupancy of the suite, the full deposit will be retained by the Landlord as liquidated damages suffered by reason of applicant's refusal to abide by this Agreement. Applicant may cancel this Agreement by the end of the first business day following the date of application. If Landlord rejects this application, or if applicant cancels this agreement the specified time, that portion of the deposit applied towards the rent security deposit will be returned to the applicant within thirty (30) days of the application date; however, that portion applied as an administrative fee, in the sum of thirty five dollars (\$25.00), shall be non-refundable and shall be used by Landlord to cover (a) verification of residency, (b) verification of employment, (c) credit checks, and (d) other administrative expenses.

ALL APPLICANTS ARE SUBJECT TO THE OWNER'S APPROVAL. IT IS THE POLICY OF THE LANDLORD TO ACCEPT, PROCESS, AND SELECT APPLICATIONS WITHOUT REGARD TO RACE, COLOR, SEX, RELIGION, HANDICAP, FAMILIAL STATUS, OR NATURAL ORIGIN.

****Applicant agrees to transfer any applicable utilities into their name no later than the initial date of occupancy.****

Applicant Signature _____ Date _____

Landlord Signature _____ Date _____



Residency Verification

Integrity Realty Group

23425 Commerce Park, Suite 102

216.406.0365 Office 216.896.9794 Fax

The applicant listed below has applied for an Integrity Realty Group Home.
Please complete and fax back at you earliest convenience. Thank You.

Applicant _____ House Address: _____

Current Address _____

Date of Residency _____ NSF Charges? _____

Late Payments _____ Rent Amount \$ _____

Complaints or problems concerning the resident _____

Amount of Security Deposit Returned? _____

Did they give proper notice to vacate? Yes No

COMMENTS: _____

This information is provided in strict confidence in responses to your request.
Information will be kept confidential.

Signature of Landlord _____ Date: _____

Company _____ Title _____

I hereby authorize the release of this information for the purpose of obtaining an
apartment with this company

X _____ Date _____