



# Parking/Vehicle Information

Will you need parking?  Garage Parking: \$200 per installment  No Parking

Make/Model: \_\_\_\_\_ License Plate Number: \_\_\_\_\_ Year: \_\_\_\_\_

# Roommate Request

If you have already chosen your roommate(s), please list their information below. All roommate choices must be mutual in order to be placed together. If you do not have a full apartment group, you will be matched with roommates based on your resident profile form. Unfortunately, roommate requests cannot be guaranteed.

<u>NAME:</u>	<u>CELL PHONE:</u>	<u>EMAIL:</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

# Text Message Alerts

\_\_\_\_\_ By initialing in the space provided, Applicant provides his/her express consent authorizing Hub U District Seattle to send Applicant text messages regarding community events, rent payments, property operations and leasing, delivered via automated technology, to the wireless number(s) that Applicant has provided above. Applicant understands that his/her consent is not required to rent from Hub U District Seattle. In order to receive the offered services without providing consent, please visit [www.AmericanCampus.com](http://www.AmericanCampus.com).

\_\_\_\_\_ By initialing in the space provided, Applicant represents that he/she is 18+ years of age and that Applicant has read and agreed to the Terms of Use and Privacy Policy available at [www.AmericanCampus.com](http://www.AmericanCampus.com). Message and data rates may apply. Applicant may receive approximately ten (10) messages per month. Reply HELP for help. Reply **STOP** to cancel.

# Acknowledgment

If you fail to answer any question, or if you have given false information: (1) we are entitled to reject this application; (2) we will retain all processing fees and deposits as liquidated damages for time spent and expenses; (3) we will terminate any right to lease the apartment; and (4) if you have signed a lease, it will be a violation of the lease.

By my signature I attest that the information contained herein is correct. The management is authorized to verify my credit history, and all other submitted information for the purpose of evaluating this lease application. This application will be approved upon satisfactory background check.

The landlord is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, criminal history, except for registry information as described in subsection 14.09.025.A.3, subsection 14.09.025.A.4, subsection 14.09.025.A.5, and subject to the exclusions and legal requirements in section 14.09.115. Management does not accept any portable tenant screening results.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Efficiency/Studio

### Efficiency A

Floors 2-6

### Efficiency B

Floors 2-6  Terrace  Penthouse

### Studio A

Floors 2-6

### Studio B

Floors 2-6  Terrace  Penthouse

## 1 Bedroom

### 1 Bed – 1 Bath A

Floors 2-6

### 1 Bed – 1 Bath B

Floors 2-6  Premium  Penthouse

## 2 Bedroom

### 2 Bed – 1 Bath

Floors 2-6  Premium  Penthouse

### 2 Bed – 2 Bath A

Floors 2-6  Premium  Penthouse  
 Standard Bedroom  Deluxe Bedroom

### 2 Bed – 2 Bath B

Floors 2-6  Penthouse

### 2 Bed – 2 Bath C

Floors 2-6  Terrace  Penthouse  
 Standard Bedroom  Deluxe Bedroom

### 2 Bed – 2 Bath D

Floors 2-6  
 Standard Bedroom  Deluxe Bedroom

### 2 Bed – 2 Bath E

Floors 2-6  Penthouse  
 Standard Bedroom  Deluxe Bedroom

### 2 Bed – 2 Bath F

Floors 2-6  Penthouse  
 Shared Bedroom  Private Bedroom

### 2 Bed – 2 Bath G

Floors 2-6  Terrace  Penthouse  
 Shared Bedroom  Private Bedroom

### 2 Bed – 2 Bath H

Floors 2-6  
 Shared Bedroom  Private Bedroom

### 2 Bed – 2 Bath I

Floors 2-6  
 Shared Bedroom  Private Bedroom

## 3 Bedroom

### 3 Bed – 2 Bath

Floors 2-6  Penthouse  
 Standard Bedroom  Deluxe Bedroom

### 3 Bed – 3 Bath

Floors 2-6  Terrace  Penthouse  
 Standard Bedroom  Deluxe Bedroom

## 4 Bedroom

### 4 Bed – 2 Bath A

Floors 2-6  Terrace  Penthouse

### 4 Bed – 2 Bath B

Floors 2-6  Premium  Penthouse

### 4 Bed – 4 Bath

Floors 2-6  Penthouse  Premium  
 Standard Bedroom  Deluxe Bedroom



# Rental Requirements and Qualifications

A Housing Application must be submitted by each person 18 years of age or older who will be occupying the rental unit. To obtain residency in the community, each Applicant must meet the following Rental Requirements and Qualifications. "Applicant" is defined as the person who will be signing the Lease Agreement as the "Resident." "Guarantor" in these criteria is defined as the person who will sign the Guaranty Agreement.

The following constitute current Rental Requirements and Qualifications. Nothing contained in these requirements shall constitute a guarantee or representation that all Residents currently residing in the community, including the roommates that will occupy the rental unit with any Resident, have met these requirements. There may be Residents or occupants who have applied to reside in the community prior to the stated requirements taking effect. We are not responsible and assume no duty for obtaining history checks on any Residents, occupants, guests, or contractors in the community.

To reserve your rental unit, you must also sign a Lease Agreement. The Lease Agreement is a binding contract between you and Landlord. Your Lease Agreement will not be executed by Landlord until all qualifications are met, the Sex Offender Registry is verified and your Housing Application is approved. If your Housing Application is denied, the Lease Agreement will not be executed by Management and you will forfeit all non-refundable fees paid at the time of application. **Only deposits will be refunded on denied applications.**

You acknowledge that you have full understanding that the Lease Agreement is only binding once your Housing Application has been approved. There is no stated or implied guarantee of housing until your Lease Agreement has been executed by Landlord.

## Identification Requirements

Applicants and Guarantors must present a valid government issued photo identification card and a valid Social Security number. Applicants and Guarantors who are citizens of another country must provide the following: (1) a passport, (2) the document that entitles the Applicant to be in the United States through the term of the lease, such as a visa, work authorization, or an I-20 verifying student status and proof of enrollment.

## Income Requirements

Applicant must earn an annual gross income equal to three (3) times the total rent installments as outlined on the first page of the Lease Agreement and must have qualifying credit history. Applicant must have held that employment for at least one (1) year prior to the Housing Application date. Proof of income must be supplied via two (2) recent pay stubs, four (4) if paid weekly, two (2) most recent bank statements, financial aid award, I-20, tax records or court documents. If the Applicant cannot prove income and does not meet the qualifying credit history, the Applicant must have a Guarantor sign a Guaranty Agreement, guaranteeing Resident's obligations under the Lease Agreement. The Guarantor must meet the stated income and credit history requirements. Any Applicant who cannot prove income and qualifying credit history, and cannot provide a Guarantor, must pay the sum of first and last rental installment on the first installment due date as listed on the first page of the Lease Agreement.

## Sex Offender Registry

Applicants are screened through the National Sex Offender Registry. Applicants may provide any supplemental information related to their rehabilitation, good conduct, or facts/explanations regarding the registry information, if applicable. Additional screening criteria for applicants listed on the National Sex Offender Registry will be evaluated, including:

- The nature and severity of the conviction
- Number and types of conviction
- The time that has elapsed since the date of conviction
- The age of the individual at the time of conviction
- Evidence of good tenant history before and/or after the conviction
- Any supplemental information related to the individual's rehabilitation

## Portable Tenant Screening

Management does not accept any portable tenant screening results.

## Occupancy Guidelines

Maximum occupancy is established at one (1) person per bedroom for all persons not of a familial status. Familial occupancy is not to exceed two (2) persons per bedroom.

For bedrooms designated as "double occupancy" bedrooms, maximum occupancy is established at two (2) persons per bedroom for all persons not of familial status. Familial occupancy for persons with an infant under twenty-four (24) months of age or a pregnant person shall not exceed two (2) persons per "bed space" within the "double occupancy" bedroom.

American Campus Communities adheres to the Fair Housing Law (Title VIII) of the Civil Rights Act of 1968 as amended by the Housing and Community Development Act of 1974 and the Fair Housing Amendment of 1988 which stipulate that it is illegal to discriminate against any person in housing practices because of race, color, religion, sex, national origin, disability, familial status or any other class protected by law.

**I have read and understand the Rental Requirements and Qualifications above and agree to all terms. Management is authorized to verify all information submitted for the purpose of the Housing Application.**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Applicant Name: \_\_\_\_\_