



## MID & LONG-TERM GUEST STAY CRITERIA

APPLICATION: All adult applicants 18 or older must submit a fully completed, dated, and signed Occupancy Application and administrative fee. Applicants must provide proof of identity.

Any omissions or falsifications may result in rejection of an application or termination of an Occupancy Agreement.

NON-REFUNDABLE ADMINISTRATIVE FEE: A non-refundable administrative fee is required per room stay. We will require the security deposit to be collected to hold a room off the market.

In the event the application is approved, and applicant fails to enter an Occupancy Agreement, the applicant shall forfeit this deposit.

OCCUPANCY STANDARD: TWO PERSON MAXIMUM OCCUPANCY PER BEDROOM. (Unless otherwise dictated by state or federal law)

ID VERIFICATION: We accept U.S. Government issued photo ID (passport, U.S. driver's license.) If you do not have a U.S. Government ID, we need to receive a copy of your VISA to prove you are eligible for U.S. residency. This property uses ID Verify. It validates the identity of online applicants by authenticating documents- such as driver's licenses and passports-using a combination of artificial intelligence and computer vision.

GUARANTORS: **In the event that you are unable or prefer not to act as a guarantor, this community offers a guarantor free option for future residents who qualify. Please reach out to the team for more information.**

AVAILABILITY POLICY: Rooms become available to reserve when the current Occupant submits a written notice to vacate.

AGE REQUIREMENT: The Occupancy Agreement holder(s) must be 18 years of age or older. All occupants 18 years of age or older will be required to complete an application (even if living with a parent or guardian).

INCOME REQUIREMENT: Applicants must have a combined gross income of at two in a half times the monthly Room Rate. All sources of other income must be verifiable if needed to qualify for occupancy.

EMPLOYMENT VERIFICATION: The Occupancy Agreement Holder(s) must have stable and verifiable employment or, if unemployed or retired, other sources of other income must be verifiable if needed to qualify for occupancy.

SELF-EMPLOYMENT: Self-employed applicants may be required to produce upon request 2 years of tax returns or 1099s and non-employed individuals must provide verifiable proof of income.

OCCUPANCY OR RENTAL HISTORY: Previous occupancy or rental history reports must reflect timely payment, sufficient notice of intent to vacate, no complaints regarding noise, disturbances or illegal activities, no unpaid NSF checks, and no damage to the premises or failure to leave the property clean and without damage at time of termination.



CREDIT REQUIREMENTS: A credit report will be processed on each applicant. Based on your overall risk score, your application will be approved, declined, or approved with conditions. If an applicant is declined or approved with conditions, the name, address, and telephone number of the consumer-reporting agencies providing the information will be provided to the applicant. By law, it is required that this letter be sent to these applicants.

ANIMALS: All PEG Property Group communities abide by Breed Restrictions; Owner reserves the right to restrict breeds and types of animals. Currently restricted animals include all dogs that are full or partially: Pit Bull, German Shepard, Doberman, Rottweiler, Akitas, and Mastiffs. Others may be added. Owner may also restrict size and weight.

CRIMINAL HISTORY: Criminal records must contain no convictions for misdemeanors for crimes involving violence, assault or battery, drugs, firearms; felonies within the past three years and no sexual offenses ever. In the event a record comes back "adjudication withheld", "nol-prosses," or "adjudication deferred," further documentation may be required, and applicant may be denied on this basis.

If you need to call us back with more information, please do so within your 72-hour grace period.

The Occupancy Agreement does not become effective until Management approves the application and all conditions have been met. Our company policy is to report all non-compliances with terms of your Occupancy Agreement or failure to pay balances due, or any amounts owed to the credit bureau and/or a collection agency and if the amount is disputed, it shall be reported as disputed in accordance with law.

IN WITNESS WHEREOF, Owner and Occupant have executed this Addendum as of the date set forth below.

\_\_\_\_\_  
AVIA Residences Agent      Date

\_\_\_\_\_  
Occupant      Date

\_\_\_\_\_  
Occupant      Date

\_\_\_\_\_  
Occupant      Date

\_\_\_\_\_  
Occupant      Date





# OCCUPANCY APPLICATION

## **PLEASE TELL US ABOUT YOURSELF**

Full Name \_\_\_\_\_ Home/Cell Phone (\_\_\_\_) \_\_\_\_\_

Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_

Email Address \_\_\_\_\_ Other Phone (\_\_\_\_) \_\_\_\_\_

Names and ages of other occupants (include those under the age of eighteen) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **Driver's License:**

Your Driver's License Number \_\_\_\_\_ State \_\_\_\_\_

## **Vehicle Information:**

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate/State \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License Plate/State \_\_\_\_\_

1. Have you or your spouse/roommate ever been arrested, charged, or convicted for any crime? Yes  No
2. Have you or your spouse/roommate ever been arrested, charged, or convicted for any crime considered as a threat of physical harm to another? Yes  No
3. Have you or your spouse/roommate ever been arrested, charged, or convicted for any crime considered as a threat to property of another? Yes  No
4. Have you or your spouse/roommate ever been arrested, charged, or convicted for any drug related crime? Yes  No
5. Do you or your spouse/roommate smoke? Yes  No

List All Pets\*

\_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Full Grown Y N

\_\_\_\_\_ Breed \_\_\_\_\_ Weight \_\_\_\_\_ Full Grown Y N

*\*Breed Restrictions apply*

## **PLEASE GIVE RESIDENTIAL HISTORY (LAST 2 YEARS)**

Current Address \_\_\_\_\_ Apt # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Month/Year Moved In \_\_\_\_\_ Reasons for Leaving \_\_\_\_\_ Rent \$ \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_



Previous Address (last 3 years) \_\_\_\_\_ Rent \$ \_\_\_\_\_

Owner/Agent \_\_\_\_\_ Phone (\_\_\_\_\_) \_\_\_\_\_

**PLEASE DESCRIBE YOUR CREDIT HISTORY**

Have you filed or declared bankruptcy in the past seven (7) years? Yes  No

Have you ever met with a bankruptcy attorney? Yes  No

Have you ever been evicted from a rental residence? Yes  No

Have you had two or more late rental payments in the past year? Yes  No

Have you ever willfully or intentionally refused to pay rent when due? Yes  No

**PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION**

Your Status:  Full Time  Part Time  Student  Unemployed

Employer \_\_\_\_\_

Dates employed \_\_\_\_\_ Employed as \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Phone (\_\_\_\_\_) \_\_\_\_\_

Salary \$ \_\_\_\_\_ per \_\_\_\_\_. (If employed by above less than 12 months, give name & phone of previous employer or school \_\_\_\_\_.)

If you have other sources of income that you would like us to consider, please list income, and person (banker, employer, etc.) who we may contact for confirmation or provide written documentation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application. Amount \$ \_\_\_\_\_

Contact Name \_\_\_\_\_ Contact Phone (\_\_\_\_\_) \_\_\_\_\_

**EMERGENCY CONTACT**

Name \_\_\_\_\_ Address \_\_\_\_\_

Phone (\_\_\_\_\_) \_\_\_\_\_ Relationship \_\_\_\_\_

**Where may we reach you to discuss this application?**

Day Phone # (\_\_\_\_\_) \_\_\_\_\_ Night Phone # (\_\_\_\_\_) \_\_\_\_\_

**ACKNOWLEDGEMENTS**

- 1. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all the prepaid funds will be retained to offset the agent's cost, time, and effort in processing my occupancy application.



2. When approved and accepted, I agree to conduct sign an Occupancy Agreement and pay all monies due no longer than three (3) days after my occupancy application approval to guarantee the reservation and hold the room prior to the arrival date.
3. I recognize that as a part of your procedure for processing my occupancy application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics, and mode of living.
4. Applicant acknowledges that FALSE information herein may constitute grounds for: (1) Rejection of this application, (2) Termination of applicants right to OCCUPANCY, and/or (3) forfeiture of any prepaid funds as liquidated damages for owner’s time and expense of processing this application. False information may also constitute a serious offense under the laws of the state.
5. Undersigned acknowledges and agrees that only persons legally residing in the United States will reside in the room.
6. The above information, to the best of my knowledge, is true and correct.

**RELEASE OF INFORMATION**

I authorize an investigation of my credit, criminal background, tenant history, banking, and employment for the purposes of occupancy at AVIA Residences from this owner/manager.

PEG Property Group does business in accordance with all state or local laws and do not discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin, or source of income.

\_\_\_\_\_  
Name (please print)

Please sign:

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date