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# UPI PROPERTY MANAGEMENT GROUP

## UPI CREDIT APPLICATION TO RENT

This application is for apartment number \_\_\_\_\_ at \_\_\_\_\_ for a rent of \_\_\_\_\_ plus the following utilities (electric/gas/water/Other: \_\_\_\_\_) for a term of \_\_\_\_\_ month

Applicant's Name: \_\_\_\_\_ Present Address: \_\_\_\_\_  
 Birth Date: \_\_\_\_\_ Phone Day: \_\_\_\_\_  
 Social Security Number: \_\_\_\_\_ Work: \_\_\_\_\_  
 Driver's License and State Issued: \_\_\_\_\_ Call Phone: \_\_\_\_\_  
 Car #1 Make, Model & Color: \_\_\_\_\_ Car #2 Make, Model & Color: \_\_\_\_\_  
 License Plate #: \_\_\_\_\_ License Plate #: \_\_\_\_\_

Names of other adults or children that will live in this apartment: \_\_\_\_\_

Did these individuals fill out a separate application to rent? Yes or No (Circle One and be specific for each individual)

Emergency Contact Person, Address & Phone#: \_\_\_\_\_

**Employment History (Last 2 years)**

1. Employer: \_\_\_\_\_ Dates of employment: \_\_\_\_\_  
 Address: \_\_\_\_\_ Yearly Salary \_\_\_\_\_  
 Contact (to verify employment and salary): \_\_\_\_\_  
 Contact's phone number: \_\_\_\_\_
2. Employer: \_\_\_\_\_ Dates of employment: \_\_\_\_\_  
 Address: \_\_\_\_\_ Yearly Salary \_\_\_\_\_  
 Contact (to verify employment and salary): \_\_\_\_\_  
 Contact's phone number: \_\_\_\_\_

**Rental History (Last 2 years - If this does not include present and previous address, please include on separate sheet or back of application)**

1. Landlord: \_\_\_\_\_ Dates of Stay: \_\_\_\_\_  
 Address of Residence: \_\_\_\_\_ Rent Paid: \_\_\_\_\_  
 Landlords phone number: \_\_\_\_\_  
 Reason for Leaving: \_\_\_\_\_
  2. Landlord: \_\_\_\_\_ Dates of Stay: \_\_\_\_\_  
 Address of Residence: \_\_\_\_\_ Rent Paid: \_\_\_\_\_  
 Landlords phone number: \_\_\_\_\_  
 Reason for Leaving: \_\_\_\_\_
1. Have you ever been evicted? Yes or No (Circle One)
  2. Have you ever been convicted of any misdemeanor or felony? Yes or No (Circle One) \_\_\_\_\_ If Yes, explain in further detail (date, charge, conviction, sentence) \_\_\_\_\_
  3. Do you have any pets and if so how many and what? \_\_\_\_\_

1, the above named applicant and undersigned, give UPI Property Management Group ("UPI") or his agent a nonrefundable application fee of \$ \_\_\_\_\_ for the purpose of checking my credit. I also submit a Performance Deposit of \$ \_\_\_\_\_ for apartment number \_\_\_\_\_ at \_\_\_\_\_ The payment of a Performance Deposit holds the apartment for the Applicant subject only to the Applicant successfully being screened and accepted for occupancy. By paying the Performance Deposit, Applicant is asking UPI to take the apartment off the market and to lose the opportunity to market and/or rent the apartment to others. If Applicant changes his or her mind about the apartment, or otherwise does not complete the Apartment Lease paperwork and/or move into the apartment, the Performance Deposit will be applied as Liquidated Damages to include UPI's loss of marketing time, additional labor costs to put the apartment back on the market and to re-rent it, and additional advertising costs, and will NOT be refunded to the Applicant.

Your Performance Deposit will also be retained by UPI, and not refunded, if (1) the Rental Application is not accepted because it contains false or misleading information or (2) you sign the lease but fail to fulfill the terms of the lease.

The Performance Deposit will be returned to the Applicant by mail within seven (7) days of UPI rejecting the Rental Application for reasons other than Applicant supplying false or misleading information.

If the Rental Application is approved by UPI and all the Lease paperwork is completed, the Performance Deposit will be applied to the Applicant's security deposit.

Applicant's Signature and Printed Name: \_\_\_\_\_  
 Date: \_\_\_\_\_