

# Ravens Crest Rental Application

8098 Ravens Crest Court  
 Manassas, VA 20109  
 Phone (703) 369-3941 Fax (703)369-7632

Thank you for your interest in our community. Please complete all requested information on the front and back of this form.

## PERSONAL INFORMATION

<b>APPLICANT'S FULL NAME</b> _____	<b>SSN / Visa #</b> _____	<b>Driver's Lic.No./State</b> _____
Telephone: _____	<b>D.O.B.</b> _____	
<b>CO APPLICANT'S FULL NAME</b> _____	<b>SSN / Visa #</b> _____	<b>Driver's Lic.No./State</b> _____
Telephone: _____	<b>D.O.B.</b> _____	

<u>Full Names of All Other Residents</u>	<u>Social Security / Visa #s</u>	<u>Relationship to You</u>	<u>Date of Birth</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## RESIDENTIAL HISTORY

Present Address \_\_\_\_\_  
 From \_\_\_\_\_ To \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_  
 Present Landlord/Mtge. Co. \_\_\_\_\_ Telephone: \_\_\_\_\_

Previous Address \_\_\_\_\_  
 From \_\_\_\_\_ To \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_  
 Previous Landlord or Mtge. Co. \_\_\_\_\_ Telephone \_\_\_\_\_

## EMPLOYMENT INFORMATION

**PRESENT EMPLOYER:** \_\_\_\_\_ Gross Mo. Salary \$ \_\_\_\_\_ Telephone \_\_\_\_\_  
 Employer's Address \_\_\_\_\_  
 Employed From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_ Supervisor \_\_\_\_\_

**PREVIOUS EMPLOYER:** \_\_\_\_\_ Gross Mo. Salary \$ \_\_\_\_\_ Telephone \_\_\_\_\_  
 Employer's Address \_\_\_\_\_  
 Employed From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_ Supervisor \_\_\_\_\_

**CO-APPLICANT'S EMPLOYER:** \_\_\_\_\_ Gross Mo. Salary \$ \_\_\_\_\_ Telephone \_\_\_\_\_  
 Employer's Address \_\_\_\_\_  
 Employed From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_ Supervisor \_\_\_\_\_

## BANKING AND CREDIT REFERENCES

**Bank Name & Branch** \_\_\_\_\_ Telephone \_\_\_\_\_  
 Checking Acct. No. \_\_\_\_\_ Savings Acct. No. \_\_\_\_\_

**Credit Reference** \_\_\_\_\_ Telephone \_\_\_\_\_  
 Address \_\_\_\_\_ Acct. No. \_\_\_\_\_

## OTHER INFORMATION

*If there are other sources of income you would like us to consider, please list income, source, person (Banker, Employer, etc.) who we could contact for confirmation. 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 \_\_\_\_\_ Per \_\_\_\_\_ Source \_\_\_\_\_ Telephone \_\_\_\_\_  
 Amount \_\_\_\_\_ Per \_\_\_\_\_ Source \_\_\_\_\_ Telephone \_\_\_\_\_

Comments: \_\_\_\_\_

## PET INFORMATION

Type: (Circle One) Dog or Cat Breed \_\_\_\_\_ Weight \_\_\_\_\_  
 Type: (Circle One) Dog or Cat Breed \_\_\_\_\_ Weight \_\_\_\_\_

**Note: Keeping of pets requires the consent of Management. Payment of applicable fees/deposits and execution of Pet Addendum are required.**

=====

**Have you or co-applicant ever:** Declared Bankruptcy? Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_  
 Been sued for non-payment of rent? Yes \_\_\_\_\_ No \_\_\_\_\_ Been evicted or asked to move out? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Broken a Rental Agreement of Lease? Yes \_\_\_\_\_ No \_\_\_\_\_ Been sued for damage to rental property? Yes \_\_\_\_\_ No \_\_\_\_\_

*I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed. I authorize you to obtain a criminal background report. I also authorize you to obtain my consumer credit report from your credit reporting agency, which will appear as an inquiry on my file*

\_\_\_\_\_ **Applicant's Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_

\_\_\_\_\_ **Co-Applicant Signature:** \_\_\_\_\_ **Date** \_\_\_\_\_

**APPLICATION AND ENTRANCE REQUIREMENTS**

**Dear Prospective Resident,**

Thank you for your interest in an LCOR Asset Management, Limited Partnership Property. The following information is provided in an effort to assist you. The LCOR Leasing Consultant will be very happy to provide you with any other information you may require in order to completely familiarize you with our community. We respectfully advise you to review the following information so that you may understand the entrance standards and application processing procedures.

1. Each occupant 18 years of age or older must complete an individual application for residency.
2. Each applicant must have acceptable previous rental history as provided by reference. Homeowners must provide proof of ownership and mortgage payment history.
3. Each applicant must have established an acceptable credit history, verifiable by the Credit Bureau, Inc.
4. The general income requirement minimum is easily determined by adding the gross annual household income of the applicant/s, and this total income must be equal to 30 times the monthly rent.  
- Or -  
The household net worth requirement minimum is easily determined by adding the total assets minus the total liabilities of the applicant/s, and this total net worth must be equal to 40 times the monthly rent.
5. Employment verifications must be written on company stationery, and signed by an authorized supervisor, or personnel department. Date of hire, amount of gross annual income and position with the company must be stated. Two recent paystubs may be required for income verification. Self-employed applicants will require proof of income through tax returns.
6. Additional deposits and/or co-signers may be considered for applicant/s who do not meet the income requirement and/or have not established sufficient credit history. If a co-signer is required, their total income must be equal to 60 times the monthly rent. The co-signer must have established acceptable credit history, verifiable by the Credit Bureau, Inc.
7. In the event that any applicant has been discharged of their debts through any and all Bankruptcy procedures, the applicant must have established good credit since the Bankruptcy.
8. Applicants must exhibit no criminal conviction involving violence, firearms, illegal drugs, theft crimes, destruction of property, or any crime involving a minor.
9. Occupancy standards are as follows:  
1 Bedroom Maximum 2 Persons  
2 Bedroom Maximum 4 Persons  
(Subject to the requirement of Federal or Local Law)

**ADDENDUM TO THE APPLICATION:**

10. Are you a current illegal abuser of a controlled substance? \_\_\_\_\_ Have you ever been convicted of the illegal use, manufacture sale or distribution of a controlled substance? \_\_\_\_\_
11. Applicant is required to secure an Insurance Policy at move-in with minimum liability coverage of \$25,000. The wording for the Certificate Holder of your Certificate of Insurance must include the following:  
Additionally Insured/Interest  
**LCOR Ravens Crest, LLC**  
**LCOR Asset Management, LP**  
**Ravens Crest Apartments**  
**8098 Ravens Crest Court**  
**Manassas, VA 20109**

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
APPLICANT'S SIGNATURE

EQUAL HOUSING OPPORTUNITY