



**Security Deposit \*OAC \$200.00**

**Lease Initiation Fee \$200.00**

**Application Fee per Applicant \*\* \$35.00**

**-Separate Money order or Cashier's check only please-**

Dear Applicant,

Thank you for your interest in Paxton 365 Apartment Homes. EMG Management professionally manages our community and has been providing housing in the United States for over three decades. EMG is committed to maintaining strict compliance with all Fair Housing Laws. EMG will not deny housing to any individual or family on the basis of race, color, sex, religion, national origin, disability, source of income, familial status, sexual orientation, or gender identity.

The following is an explanation of the information required to determine the eligibility of new applicants:

- 1. Application** - It is essential that your application is filled out completely. Should any of the requested information not pertain to you, please leave it blank. Your application cannot be processed unless it is signed and dated. Each applicant (18 years and older) who will be occupying the apartment must fill out an application completely as well.
- 2. Security Deposit-** EMG will be required to hold the apartment unit based upon this agreement and to perform significant work in reviewing the application and obtaining approval. It is agreed that the deposit is a reasonable estimation of the damages which will be sustained if Applicant fails to give written cancellation notice within 24 hours. **The security deposit is refundable during the application process if the application is not approved by EMG or if the applicant delivers written notice of cancellation in person, via email, or fax within 24 hours of application submittal.** Deposits cannot be used towards rent at any time during occupancy of the apartment home. As a requirement of acceptance, an additional deposit may be required if the minimum credit requirements are not met by all applicants.
- 3. Application fee-** An application fee is required for each applicant over the age of 18 years. This is a non-refundable fee and must be received at the time of application. **\*\*Additional county searches based on applicant(s) address history may increase the cost of the application fee and can only be determined after the Credit & Criminal Report has been processed. Fees vary depending based on county or country.**
- 4. Occupancy-** The maximum number of occupants per apartment home:
  - Micro-1 person**
  - Studio-2 persons**
  - 1 Bedroom-3 persons**
  - 2 Bedroom-5 persons**

Due to specific federal funding and requirements at this community you may be asked to complete a voluntary household characteristics upon move-in. The information collected is at will, however, it is helpful data to determine the need for housing and provide future federal funding.



5. **Credit & Criminal Reports-** A 3<sup>rd</sup> party screening company provides us with credit and public record reports. A negative credit report may result in your application being denied or additional deposits may be required. Bankruptcies must be discharged for a minimum of one year and multiple bankruptcies may be cause for application denial. We will also complete a criminal background screening. Applicants will be asked to disclose any prior arrests, convictions, or pending criminal actions of all anticipated occupants and a criminal background check will be conducted. Failure to disclose criminal information is grounds for denial. Arrests and pending criminal actions will not be grounds for denial.  
Convictions of any sort will be evaluated on an individualized basis. A review board will consider the nature and severity of the crime, along with how much time has passed since the criminal activity and/or the release from any imprisonment, parole, or probation. Persons who are listed on any sex offender list will be denied. It is unlikely that the following persons will be accepted: Persons who have a criminal conviction relating to manufacture or distribution of controlled substances; persons convicted of other drug related offenses who have not provided evidence of completed drug rehabilitation; persons who have convictions relating to serious crimes involving violence, gang activity, arson and injury to persons. Also, persons who have been recently released from prison, parole, or probation may be required to provide additional information and references. All applicants may provide additional information and references. Applicants may provide mitigating information. Applicants denied due to criminal history may appeal that decision by providing such appeal in writing, along with any information that the applicant desires to provide.
6. **Rental History** – Applicants must have at least two years of verifiable residency in good standing at a rental property or apartment community. If any skips, evictions or collection accounts to a previous landlord are found, your application will be rejected for occupancy.
7. **Income requirements-** Applicant(s) must earn verifiable income or receive assistance equaling at least 2 times the monthly rent amount. If rent is guaranteed by a government agency- the applicant(s) must earn 2 times *their portion* of the monthly rent.
8. **Identification-** Each applicant will be asked to provide government issued identification. A photocopy of your identification will be kept on file.
9. **Lease term** – The initial lease term will be a minimum of 6 months up to 1 year depending on availability and government requirements.
10. **Renters Insurance** – Renters insurance may be required for conventional/market rate units at this community. Renters Legal Liability provides insurance that may be required. Check with your leasing agent regarding the renter’s insurance policy.
11. **Utilities-** This property may require that each of its residents set up and pay for the following utilities: Gas, electricity, phone, cable, and internet. Please contact the Property Manager or Leasing Agent for specific utility payments this community requires.
12. **New Construction-** This property is currently under construction and will provide a tentative move in date. Due to the construction process there may be delays from change orders, weather, sub-contractors, shipping or material delays, staffing, etc. Please understand that the approximate move



in date given at any time is not a guaranteed date and may change at any time. The application process may also be delayed due to the number of files in process and should be expected to take a minimum of 3 weeks depending on the specific information within each file. The processing time can vary and there may also be additional information that we require that could increase this estimated timeline.

In order to expedite the move-in process, please make sure that your application is filled out completely & signed. Your signature expresses consent to release the information listed above to EMG Management. Your application will be approved or denied based of the information requested above. Your application will not be processed if this information is not received in our office within 24 hours of your application date. **The security deposit is refundable during the application process if the application is denied or if the applicant delivers written notice of cancellation in person or via email or fax within 24 hours of application submittal. However, if construction delays require cancellation after approval, we may process a refund of the security deposit.**

Your signature below will indicate that you have read and understand this document.

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

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

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

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

Date received: \_\_\_\_\_ Agent Signature: \_\_\_\_\_





**Paxton 365 Apartment Homes**

365 West Paxton Ave, SLC, UT 84101  
 Phone (385) 227-3437  
[paxton365@emg-aps.com](mailto:paxton365@emg-aps.com)

**Rental Application**

For Office Use:	
Apartment Size	_____
Lease Term	_____
Rental Amount	_____
Move-In Date	_____
Unit #	_____

**APPLICANT NAME**

HEAD OF HOUSEHOLD or OCCUPANT	First Name	Last Name	Date of Birth	Social Security # or Government issued ID	Driver's License Number
HH					
OCC					
OCC					
OCC					

**RENTAL HISTORY**

Current Address	City	State	Zip Code	Length of Residency		Own or Rent?		Monthly Payment
				From	To	Own	Rent	
								\$
Name of Present Landlord/Mortgage Co.	Landlord Address		City	State	Zip	Landlord Phone	Landlord Email	
						( )		

Previous Address	City	State	Zip Code	Length of Residency		Own or Rent?		Monthly Payment
				From	To	Own	Rent	
								\$
Name of Present Landlord/Mortgage Co.	Landlord Address		City	State	Zip	Landlord Phone	Landlord Email	
						( )		

**IMPORTANT INFORMATION**

Current Home Phone		Cell Phone		Current E-mail Address		Other E-mail Address	
( )		( )					
Vehicle Information:	Year	Make	Model	Color	License Plate #	State	
Emergency Contact			Cell Phone	Email Address	Relationship		
			( )				
Applicant's Nearest Relative (must be different than emergency contact)			Cell Phone	Email Address	Relationship		
			( )				

**RECURRING INCOME**

Current Employer or Source of Income		Position	How Long?	Supervisor Name		
			From To			
Telephone Number	Fax Number	Email Address	Complete Address			
( )						
Current Wages		Average Hours Worked Per Week	Do you earn tips?	If Yes, how much?		
\$	per Hour Week Month		YES NO	\$		

2nd Job or 2nd Source of Income		Position	How Long	Supervisor Name		
			From To			
Telephone Number	Fax Number	Email Address	Complete Address			
( )						
Current Wages		Average Hrs Worked Per Week	Do you earn tips?	If Yes, how much?		
\$	per Hour Week Month		YES NO	\$		

**QUESTIONNAIRE**

Have you or any other person planning to reside in our community, ever been arrested, accused, charged, indicted or convicted of any felony or misdemeanor, or any other criminal offense? *If yes, please explain:* \_\_\_\_\_ YES NO

Has an eviction action ever been filed against you? *If yes, please explain:* \_\_\_\_\_ YES NO

Have you lived in California, Wyoming, Delaware, South Dakota, Massachusetts in the last 10 years? (Additional application fees may apply) <i>If yes, please explain:</i> _____	YES	NO
Do you have any other names or aliases you have gone by? <i>If yes, please list:</i> _____	YES	NO
Have you previously lived at an Evergreene Management Group (EMG) Community? <i>If yes, please list:</i> _____	YES	NO
Do you Owe EMG or any other Management group money? <i>If yes, please explain:</i> _____	YES	NO
Do you have a pet(s) or animals? <i>If yes, please explain:</i> _____	YES	NO
Will this be your only place of residence? <i>If no, please explain:</i> _____	YES	NO
Have you ever filed for bankruptcy? <i>If yes, please give dates and list states:</i> _____	YES	NO
How did you hear about us? <i>Please be specific :</i> _____		
Reason for moving? _____		

I hereby apply to lease an apartment at the above described premises on substantially the terms set forth herein. As an inducement to Evergreene Management Group (EMG), Agent for the owner of the property, to accept this application, **I warrant that all statements contained herein are true and complete, and that falsification of information will result in immediate disqualification and/or eviction and that each occupant/tenant/resident is residing in the United States legally.** I have been advised and understand that residency at this property entails certain income restrictions and that residency is subject to qualification. I agree that in addition to execution of a Lease Agreement that I will execute a tenant certification attesting to the information contained herein which certification will be made under the penalty of perjury.

**The security deposit and lease initiation fee are refundable during the application process if the application is not approved by EMG or if cancelled by the applicant within 24 hours of application submittal.** I hereby deposit \$\_\_\_\_\_ as an earnest deposit to be refunded to me in full within ten (10) business days if the application is not approved or accepted. I hereby waive any claim to damages by reason of non-acceptance.

Upon acceptance of this application, this security deposit shall be applied to the move-in costs. When so approved and accepted, I agree to execute a lease agreement before possession is delivered and to pay the balance of the security and other move-in costs. **ONCE APPROVED, IF I FAIL TO TAKE POSSESSION OF THE APARTMENT, THE SECURITY DEPOSIT & LEASE INITIATION FEE WILL BE NON-REFUNDABLE.**

By execution of this application, I hereby authorize EMG Management to make such investigations into my credit, criminal, and rental history as they may deem appropriate. I understand that such investigations typically include (but are not limited to) verification of employment and salary, any and all household income, child support, rental history, criminal and consumer credit reports.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Management Representative

\_\_\_\_\_  
Date

