

WALNUT CAPITAL

www.walnutcapital.com

Date: _____

WALNUT UNIVERSITY COMMONS

APPLICATION TO RENT

(Please see attached co-signer application)

PROPERTY: _____ (Oakland) UNIT NUMBER: _____ RENTAL RATE \$: _____
PARKING _____

Lease Start Date _____ Lease End Date _____

Name: _____ Phone No.: _____

Social Security Number: _____ Date of Birth: _____

Present Address: _____ Email: _____

Current Apartment Complex (if renting): _____ Management Company Phone No.: _____

Applicant's Employment:

Position: _____ Company Phone: _____

Name of Company: _____ Monthly Salary: _____

Company Address: _____

In event of an emergency, notify: _____ Relationship: _____

Address: _____ Phone number: _____

Applicant's Bank Information

Checking Account # _____ Bank Name and Branch _____ Phone # _____

Savings Account # _____ Bank Name and Branch _____ Phone # _____

Do you own any pets? _____ If so, how many? _____ Breed: _____ Weight: _____ Color: _____

Have you ever been convicted of a felony?	Applicant	Yes	No	Co-Applicant	Yes	No
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Applicant represent that statements are true and correct and hereby authorize verification of all information, including but not limited to obtaining a credit report and agrees to furnish additional information on request

A non-refundable Application Fee of **\$40.00** must be submitted with each application. Each person 18 years of age or over must personally fill out and sign application. **A valid photo ID is required.**

Applicant understands that a Reservation Fee, equal to one month's rent, is required to be paid to Landlord to reserve the Unit identified above. Such Reservation Fee is **NON REFUNDABLE**, unless Landlord does not approve this Application.

If my Application is accepted, I understand that, upon execution of the lease, the Reservation Fee will become my refundable Security Deposit pursuant to the terms of the lease. If, for any reason, Walnut Capital Management decides to decline my Application, then Walnut Capital Management will refund the Application Deposit but not the Application Fee. Non-refundable fees are not part of the Security Deposit.

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If I cancel this Application or refuse to occupy the premises on the agreed upon date, then I acknowledge, understand and agree that Walnut Capital Management shall retain the Reservation Fee as liquidated damages. I further acknowledge that the injury caused by the cancellation or refusal to occupy is difficult or impossible of accurate estimation; that Walnut Capital Management and I intend to provide damages rather than for a penalty; and, that the retention of the Reservation Fee is a reasonable pre-estimate of Walnut Capital Management's probable loss.

Signature of Applicant

Date

Applicant's E-mail Address

How Did You Hear About Walnut Capital Management? _____

Application Fee: (Due at time of Application)	Payment Method _____	Amount \$ _____	Copy of Check _____
Security Deposit: (Due at Lease Signing)	Payment Method _____	Amount \$ _____	Copy of Check _____
First Months Rent: (Due one month after Lease Signing)	Payment Method _____	Amount \$ _____	Copy of Check _____

Please issue three (3) separate checks made payable to "Walnut Capital Management" for the above

Copy of Driver's License _____
LC Initials _____

This Application Is Not A Lease Agreement

For Office Use Only:

Entered into Yard:

Date: _____ Initials: _____

Lease Signed:

Date: _____ Initials: _____

Lease Sent:

Date: _____ Initials: _____ Returned: _____

Follow-up:

Date: _____ Initials: _____

Tenant Code: _____

MIP:

Prepared:

Date: _____ Initials: _____

Mailed:

Date: _____ Initials: _____

Office Visit:

Date: _____ Initials: _____

Co-signer:

Date: _____ Initials: _____