



**JEREMIAH VILLAGE
APARTMENT RENTAL
PRE-APPLICATION**

Non-Refundable Application Fee
Will Apply At In-Person Interview

Trek Development Group operates in Accordance with the Federal Fair Housing Laws, and does not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. (The Fair Housing Amendments Act of 1988)

Applicant's Full Name: _____

Current Address: _____

Phone Number: _____ Alternate Phone Number: _____

Email Address: _____

Birthdate: _____ Social Security Number: _____

Driver License Number: _____ Issuing State: _____

Rent or Own: _____ Rental/Mortgage Amount/Month: \$ _____

Move in Date: _____

Owner/Agent: _____ Landlord's Phone: _____

Reason for Moving: _____

Previous Address: _____

Rent or Own: _____ Rental/Mortgage Amount/Month: \$ _____

Move in Date: _____

Owner/Agent: _____ Landlord's Phone: _____

Reason for Moving: _____

Present Employment Information

Employer: _____

Address: _____

Phone: _____ Supervisor Name: _____

Position: _____ Employed Since: _____

Annual Gross Income: \$ _____

Other Income: \$ _____ (Pension, Social Security, Alimony, etc.)

Occupant Information

Are you applying for a *2BR Cottage, 3BR Cottage, 1BR Apt or *2BR Apt? _____

Total Number of Occupants: _____ *Eligibility for 2BR is minimum 2 occupants - maximum 4 occupants

Name: _____ Birthdate: _____ Social Security # _____

Name: _____ Birthdate: _____ Social Security # _____

Name: _____ Birthdate: _____ Social Security # _____

Do you or anyone in your household request ASD preference? Yes No

*A Glade Run Lutheran Services representative will contact you via email or phone to verify preference



Accommodations and Assistance

Please list any special housing accommodations that the household will require (e.g. unit for mobility impaired, visually impaired, hearing impaired, live-in attendant, grab bars, wheel-in showers, no steps, etc.) _____

Are you currently receiving assistance from your county's Housing Authority/ HUD/ Section 8 Voucher? ___ YES ___ In Process ___ NO

Pet Information

Do you own a pet? Yes or No

Type & Breed: _____ Weight: _____

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\$250 one-time non-refundable pet fee required; breed restrictions and weight limit apply; \$35/month pet Fee Two pet maximum per household.

I understand this is an application for housing and authorize that a credit and background check be performed. For affordable units, an eligibility interview needs completed. I declare that all of the above information and representations contained herein are to the best of my knowledge and belief true and correct. Acceptance of this application by Jeremiah Village DOES NOT confirm eligibility. All household members 18 years of age or older must review this application and sign below:

Signature of Applicant

Signature of Co-Applicant

Date

Signature of Occupant

Signature of Occupant

PLEASE RETURN COMPLETED PRE-APPLICATION TO:

Jeremiah Village Housing
 10 Jeremiah Drive
 Suite 123
 Zelienople, PA 16063
 Email:jeremiahvillage@trekdevelopment.com

Office Use Only	Date Received _____	Received By _____
Unit Plan _____	Monthly Rental _____	
Lease Start Date _____	Move-In Date _____	Term _____

Screening Criteria

Screening to verify that applicant is eligible under TREK Development Group, Inc. criteria may include a background search on the rental, credit, and criminal history for up to the past seven (7) years and determining whether the rent is affordable for the household by completing verification of household income. For the purposes of application for housing, Applicant will be defined as: the Applicant, Co-applicant and all adult family members or any adult requesting to be added to the household of a current resident.

Final decisions on eligibility cannot be made until the application and ALL verifications have been completed. If the Applicant fails to provide ALL information needed to complete the verification process, the application will be rejected. Applications will not be accepted if:

1. The application is not completed.
2. The Applicant does not have the legal capacity to enter into a legally binding lease agreement.
3. The number of persons in the household would exceed our occupancy limitations.

Applicants are required to complete an application form as consent to the release of information necessary to verify all income, household characteristics and circumstances that effect eligibility. Exceptions to the guidelines contained in this Resident Screening Criteria may be made at the discretion of the management company when it is determined that it is in the best interest of the applicant or the property to do so.

OCCUPANCY: The number of persons who may reside in the unit may not exceed the following limitations:

Number of Bedrooms	Maximum Occupants
Loft	1
1	2
2	4
3	6

CREDIT REVIEW: Management will check all available credit references. Lack of credit history shall not be grounds for rejection, but a poor credit history may be. Any application will be rejected for any one (1) of the following:

- Any one unsatisfied lien or judgment within the past three (3) years.
- Any one personal bankruptcy filed within the past three (3) years.
- Any three credit obligations which are two (2) months or more delinquent
- Any one foreclosure of real estate within the last three (3) years.
- Any one repossession of personal property within the last three (3) years.

unfavorable credit references, the responsibility of management is limited to informing the applicant that the application has been rejected based on confidential information received from the credit bureau. If the applicant believes the credit report is in error, management is agreeable to re-appraising a credit report forwarded to management by the credit bureau on behalf of the applicant which identifies corrections or additions made as a result of action taken by the applicant directly with the credit bureau. The application is, however, considered rejected until such updated information is received.

AFFORDABILITY: The household must, in our sole discretion, be able to afford the monthly rent. Generally speaking, the rent should be no more than 35%-40%, the household's gross monthly income, or income should be no less than 3 times the monthly rent. Additional consideration and further review will be given to households who have no credit, and to those who have numerous credit obligations.

VERIFICATIONS OF PRIOR RENTAL HISTORY: Any application will be rejected for any one (1) of the following:

- Any occurrence of having left a previous rental with unpaid rent or other charges.
- Any one eviction by a previous landlord within the last three (3) years.
- Any two late payments of rent within a six (6) month period from a current or past housing unit (late means 5 days or more after the due date).
- Any rental history indicating that the applicant, family member or visitor was destructive to the apartment, or the surrounding area, or was responsible for disturbing the safety, security, or right to peaceful enjoyment of other residents.
- Any unauthorized alteration to the apartment that would create an insurance risk or fire hazard.
- Unsanitary living due to lack of housekeeping.
- Substantial risk that the applicant, other family members or visitors to the apartment will interfere with the health, safety, security, or right to quiet enjoyment of other residents.

CRIMINAL HISTORY: In the interest of the safety and welfare of all residents, management may conduct a criminal history check on all adult members (age 18 or older) of the applicant household. Consideration shall be given to the facts of each person's criminal history. Any application will be rejected for any one (1) of the following:

- Felony Conviction
- Misdemeanor conviction involving crimes against persons and/or property within the past seven (7) years.
- Drug Related Criminal Activity: Any conviction for the manufacture, sales, or distribution, or possession with the intent to manufacture, sell, or distribute a controlled substance within the past five (7) years.
- Designated or registered as a Sex Offender or Sexual Predator as defined by Pennsylvania Statutes.
- Any of the above related charges resulting in "Adjudication Withheld" or "Adjudication Deferred".
- Release from Jail: After a jail term is served and the applicant is released, the applicant will be required to wait a period of one year prior to submitting application
- Currently on active probation or parole resulting from any of the above.
- Arrest: If an applicant or member of an applicant's family has been arrested for a crime but has not yet been tried, the application will be suspended pending the outcome of the legal proceedings. The application will be reconsidered, with the above guidelines applied, after such legal proceedings have been concluded.

I agree to allow TREK Development Group, Inc. to do a screening to verify that I am eligible for housing. I understand a detailed Tenant Selection Plan is available in the Leasing Office.

X _____
Signature of Applicant Date

X _____
Signature of Co-Applicant Date

