



RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify for residency, the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties.
- Criminal history will be checked on the Applicant. Any felony guilty plea or conviction will result in the denial of the application. Any misdemeanor guilty plea or conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related (except for a single violation of simple possession of marijuana), theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature (“Serious Misdemeanor”) will result in the denial of the application. Listing on a national, state or local sex offender registry will result in an automatic denial of the application. Two or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. Any felony charge or Serious Misdemeanor charge reflected on an Applicant’s record which is still pending may also result in denial of an application. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports on any applicant in its sole discretion if it has reasonable cause to believe that a resident has been involved in criminal activity.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

Applicant

Date





Application fee: \$35 non-refundable
Reservation fee: \$0
Deposit: \$300



LEASE APPLICATION

University Courtyard Apartments

91 Wick Oval, Youngstown, Ohio 44502 ph. (888) 239-9375; fax (330) 941-1988 ucysuleasing@ambling.com

To initiate the application process, submit your completed application with one check or money order for the application fee and reservation fee and another for the deposit payable to: University Courtyard Apts.

PERSONAL INFORMATION

Name: Male/Female: Permanent Address: City: State: Country: Zip: Phone: Current Local Address: City: State: Zip: Email: Cell Phone: Home Phone: Driver's License Number: State: Social Security Number: Date of Birth: Vehicle Make: Model: Year: Plate#: Color: Employer: Monthly Gross Salary: Other Income: Have you ever been or are you currently charged with a felony? (Y/N):

STUDENT INFORMATION

College/University Attending: Student ID #: Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman Major/Field of Study: Anticipated Graduation Month/Year:

EMERGENCY CONTACT INFORMATION

Name of Emergency Contact (not living with you): Relationship: Phone: Email: Full Address

FLOORPLAN PREFERENCE

1st Choice: bedroom bath 2nd Choice: bedroom bath Requested Move-In Date:

BY SIGNING BELOW I REPRESENT THAT I UNDERSTAND AND AGREE TO THE FOLLOWING:

- 1.) Room assignments and move in dates are based upon availability after current residents renew, and based on the date the Lease Agreement is fully executed (deposit and fees paid, application and GOL approved and lease signed).
2.) All information contained herein is true and correct. Any misrepresentation herein is cause for denial of my application and cancelation of any lease arising from this application.
3.) A financially responsible Guarantor is required for all students and must meet approval requirements. I must return the signed Guaranty of Lease within seven (7) days of submitting my application or my application and/or lease may be canceled and my room reassigned.
4.) A credit check will be run on the Guarantor and a criminal background check on the Applicant to determine application approval. An additional application fee will be due for any additional GOL credit checks run.
5.) Once submitted, my application fee is not refundable under any circumstance. If I refuse to execute a lease agreement after my application is received, I will forfeit my deposit.
6.) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
7.) Roommate compatibility is not guaranteed.
8.) I authorize verification of my student status with the College/University.
9.) If I am not a student I must meet the stated qualification income and credit guidelines without a Guarantor.

Applicant Signature: Date:

Staff Representative Signature: Date:



Guaranty of Lease

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution of that certain Lease Agreement (the "Lease"), which commences on the ____ day of August 20____ and ends on the ____ day of July, 20____ for a total base rental of \$ _____, to be paid in ____ equal installments of \$ _____, between AMBLING MANAGEMENT COMPANY, as agent for the owner of the University Courtyard Apartments as "LANDLORD" and _____ as "TENANT" regarding a portion of the premises known as _____, Apt._____, Bedroom _____ in _____ (the "Premises"); the undersigned Guarantor, either a parent, legal guardian or indemnitor of the Tenant named herein hereby absolutely and unconditionally guarantees to Landlord the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Tenant under the Lease, as well as all other covenants, terms, conditions and agreements of the Lease to be performed and observed by the Tenant. Guarantor hereby covenants and agrees that if default shall at any time be made by the Tenant in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay to Landlord, within 10 days of Landlord mailing notice of default to Guarantor, such rent and other sums and charges due the Landlord, and/or perform and fulfill all of such terms, covenants, conditions and agreements, and will pay the Landlord all damages and expenses, including Landlord's reasonable attorney's fees (in no event less than 15% of any monetary judgment in favor of Landlord) that may arise in consequence of any default by the Tenant under the Lease or by the enforcement of this Guaranty. If more than one guarantor executes this Guaranty, their obligations herein shall be joint and several.

Guarantor hereby individually and unconditionally, guarantees to owner, the full, punctual and complete performance by Tenant of all obligations of Tenant to Owner under the Lease identified above, including but not limited to, extensions or renewals of the Lease; when Tenant transfers to a different Unit within the apartment community; or when rent or other charges are increased in accordance with or after the stated term of the Lease. This Guaranty is an absolute and unconditional guaranty of payment and of performance. It shall be enforceable against the Guarantor, without the necessity of any suit or proceedings on the Landlord's part of any kind or nature whatsoever against the Tenant and without the necessity of any notice of nonpayment, non-performance, non-observance or acceptance of this Guaranty, or any other notice or demand, all of which the Guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of the Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the relief of Tenant from any of the Tenant's obligations under the Lease by the rejection of the Lease in connection with proceedings under any bankruptcy law now or hereafter in effect or otherwise.

This Guaranty may be enforced against Guarantor without the necessity of recourse against Tenant or any other parties responsible. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in the State of Ohio and Guarantor consents to personal jurisdiction of such State's courts and agrees that any actions to enforce this Guaranty shall be governed by the laws of the State of Ohio.

This Guaranty shall be a continuing guaranty, and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished be reason of any assignment, renewal, modification or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by the Landlord to the Tenant or by reason of any other accommodations, alterations, modifications or other indulgences granted by Landlord to Tenant, whether or not the Guarantor has knowledge or notice thereof.

The Lease together with this Guaranty may be assigned by Landlord without notice to Guarantor. The assignment by Landlord of the Lease and/or the rents and other receipts thereof made either with or without the Guarantor's knowledge or notice shall in no manner whatsoever release the Guarantor from any liability hereunder.

All of the rights and remedies of Landlord under the Lease or under this Guaranty are intended to be distinct, separate and cumulative, and no such right or remedy therein or herein shall be construed as a waiver or exclusion of any other right or remedy available to Landlord.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of the Guarantor and shall inure to the benefit of the Landlord, its successors and assigns.

It is also understood that Landlord, where required, will run a credit check on the Guarantor and a criminal background check on the Tenant to determine application approval.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this _____ day of _____, 20____.

WITNESS:

SIGNATURE - GUARANTOR

Print Name: _____

Address: _____

Telephone: (home) (_____) _____

Telephone: (work) (_____) _____

Employer: _____

Social Security #: _____

Driver's License #: _____

Date of Birth _____

Annual income _____

Supplemental income _____

SIGNATURE - GUARANTOR

Print Name: _____

Address: _____

Telephone: (home) (_____) _____

Telephone: (work) (_____) _____

Employer: _____

Social Security #: _____

Driver's License #: _____

Date of Birth _____

Annual income _____

Supplemental income _____

STATE OF _____, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY, that on this _____ day of _____, 20____, before me, the subscriber, a Notary Public in and for the State and City/County aforesaid, personally appeared _____, who made oath in due form of law he/she/they executed the foregoing Guaranty for the purposes therein contained.

My Commission Expires:

Notary Public

Roommate Matching Profile

University Courtyard Apartments

91 Wick Oval, Youngstown, OH 44502 ph. (888) 239-9375; fax (330) 941-1988 ucyoungstown@ambling.com

Name _____ E-mail address _____
 Cell phone number _____ Permanent phone number _____
 I am enrolled at _____ Anticipated graduation date _____
 Major(s) _____ Greek society _____

In 2011/2012, I will be a: Freshman Sophomore Junior Senior Grad Student
 Med Student Non-Student

I prefer to live with: Males Only Females Only Co-Ed

Choose the responses that suit you best for each category. To find your best match, your honesty will be critical. This profile is used only for roommate matching purposes.

Smoking: University Courtyard is a smoke-free community. Smoking inside the apartments or inside the buildings is **prohibited**.

Studying: I prefer to study in my bedroom. I prefer to study at the dining room table or in the living room. I prefer to study on campus. I study daily. I study infrequently. I study 2-5 days per week.

Schedule: I prefer to get an early start with morning classes. I prefer to sleep late and attend evening classes. I generally stay up late. I go to bed early and count on a good sleep.

Cooking: I plan to cook daily. I cook on a regular basis. I enjoy cooking for others. I will not do much cooking.

Cleaning: I always pick up after myself and clean daily. I am mostly neat; I clean about once a week. I have a tough time getting motivated to clean.

Noise: People consider me to have a quiet nature. People would say I typically liven up a room with loud music and an outgoing personality I am neither quiet nor loud, just average.

Social: I am most comfortable around mellow, academic types I am most comfortable with outdoorsy, athletic friends I am most comfortable within the trendy campus crowd
 I am most comfortable around creative, theatrical, expressive people I prefer friends with similar interests in technology and video gaming

Drinking: I am not of age to drink legally. I prefer an alcohol-free environment. I prefer to live in an environment where alcohol is acceptable.

Guests: I plan to have overnight guests (in accordance with the lease) and do not mind if my roommates do the same I prefer to minimize overnight guests but understand the lease allows short-term guests.

Activities: On weeknights I like to: Watch TV Study Enjoy a workout Hang out at home with friends Have my boy/girlfriend as an overnight guest Go out

On weekends I like to: Watch TV Study Enjoy a good workout Hang out at home with friends Have my boy/girlfriend as an overnight guest Go out

The single most important trait for my potential roommate is _____

Names of requested roommates 1) _____ 2) _____

3) _____

BY SIGNING BELOW I REPRESENT THAT I UNDERSTAND AND AGREE TO THE FOLLOWING:

- 1) Requests for roommates and bed assignments will be accommodated when possible but cannot be guaranteed.
- 2) Ambling Management will utilize this information to select the closest possible roommate match based on the pool of other applicants requesting a roommate-match based on the date I sign a lease, but that an exact match may not be available. (Roommate gender and smoking preference will always be the priority matching criteria)
- 3) I give my permission to Ambling Management to release my profile information, including contact information, to all prospective roommates.
- 4) My permission is not required to lease vacant bedrooms in the apartment and a new roommate may move in without prior notice.
- 5) I understand that roommate compatibility cannot be guaranteed and agree to participate in any mediation necessary should a conflict arise with the occupants of my apartment.
- 6) I understand that I can be required to relocate to another apartment in the event that I fail to participate in mediation or when mediation efforts do not resolve roommate conflicts.

Applicant Signature _____ **Date** _____