

OAKBROOK HOLDING, LLC

1331A SW 13th St. – Gainesville, FL 32608

Tel: 352-375-4541

Personal Information Form

All units managed by Oakbrook Holding LLC are NON SMOKING units.

In order for Oakbrook Holding LLC to match you with a compatible roommate and to accept your personal checks for payment of rent or deposit, please answer all of the following information.

LESSEE INFORMATION:

Email Address _____

First Name _____ Middle Initial _____ Last Name _____

Address _____

City _____ State _____ Zip Code _____ Day Phone # (____) _____

Drivers License # _____ State _____ Date of Birth _____ Social Security # _____

Have you ever been convicted of a felony? No Yes (if yes please explain) _____

LESSEE: X _____

ACKNOWLEDGEMENT OF PARENT/GUARANTOR RESPONSIBILITIES:

Email Address _____

First Name _____ Middle Initial _____ Last Name _____

Address _____

City _____ State _____ Zip Code _____ Day Phone # (____) _____

Drivers License # _____ State _____ Date of Birth _____ Social Security # _____

I understand that by cosigning the Lease Agreement between Oakbrook Holding LLC and the above listed Lessee dated _____, I have become jointly and severally liable under the terms of same.

I acknowledge that, before signing this agreement:

- a. I have read the Lease Agreement and fully understand my responsibilities thereunder;
- b. All of the above statements are true and complete and I authorize verification of same, including accessing my credit file.

Parent/Guarantor's Signature _____ Date _____

LESSOR: As agent for Owner by: X _____

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STATEMENT OF RENTAL POLICY

- AVAILABILITY:** Rental premises assignments are made by Lessor, within the limitations imposed by this lease, at Lessor's sole discretion. Where a unit preference is stated by a Lessee, Lessor will attempt to honor such preference if space allows, but Lessor is not otherwise obligated to assign a particular rental premises to this lease.
- RENTAL APPLICATIONS:** To be completed by all applicants or co-signers. An application fee is paid for each.
- OCCUPANCY:** Maximum of four persons in a two-bedroom residence.
- PETS:** No pets of any type will be allowed at Oakbrook Walk Condominiums in units managed by Oakbrook Holding LLC unless specified by a pet addendum. Violations of this policy will result in charges as specified in the lease contract.
- VEHICLES:** No recreational or commercial vehicles will be allowed. A parking permit is required to park in resident parking.
- CREDIT WORTHINESS:** In lieu of an approved Guarantor, established credit may, at the Lessor's sole and absolute discretion, be considered satisfactory. In such event, however: a. Applicant must not have bankruptcies or foreclosures in the last 60 months; b. If an agreement for a payment plan has been arranged on an outstanding debt, proper documentation must be provided; c. If an eviction has occurred within the last 60 months, the applicant will be automatically declined; d. Applicant must not have any outstanding debt to a previous landlord within the last 84 months or to any electric, gas or water utility company in the last 36 months, and e. Applicant may not have three credit accounts rated three or higher within the last 24 months or any possible landlord or utility collections in the last 60 months. When management notifies the applicant of debts that need to be satisfied, the applicant has 24 hours to make arrangements or the apartment reserved will go back on the market. All negative accounts that have been paid in full or have payment arrangements must be verified by written documentation.
- CRIMINAL OFFENSES:** Applications may be rejected, at Lessor's sole and absolute discretion, for felonies, misdemeanor convictions (excluding DUI) or crimes against persons.
- INCOME:** In lieu of an approved Guarantor, monthly rent shall not exceed 33% of combined gross monthly income of all residents or guarantors. All income may be verified by the last two paycheck stubs. Scholarships, study subsidies and/or inconsistent income such as alimony, commissions, or tips will require written verification. Self-employed applicants may provide the previous year's tax return. Unemployed applicants may provide documentation in the form of a bank statement, IRA or trust fund reflecting a balance equal to 12 times the amount of rent.
- EMPLOYMENT:** Applicant or Guarantor must have stable employment in this country for 12 months out of the last 15 months or have I-20 verification.
- RENTAL HISTORY:** Present and previous residence of at least 12 months out of the last 15 months must have a payment record reflecting no more than one late or one NSF within a six month period and sufficient notice must have been given prior to vacating.
- PARENT/GUARANTOR:** If, in Lessor's sole and absolute discretion, a guarantor is required, said individual must complete a lease guarantor addendum and meet the qualification requirements of these guidelines.

*We are pledged to the letter and spirit of the United States Policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing programs in which there are no barriers to obtaining housing because of race, color, national origin, ancestry, creed, religion, sex, physical or mental disability, marital status, and familial status (families with children under the age of 18).

I have read and understand the terms and conditions outlined above:

LESSEE: X _____

Guarantor: X _____

LESSOR: As agent for Owner by: X _____

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Applicant Profile and Roommate Matching Form

Name: _____

Primary Email: _____

Gender: _____ Age: _____

How did you hear about us? Internet: Swamp Rentals Off Campus Housing Craigslist Google

Other: Study Edge Drove by Resident referral from _____

Class Standing: Freshman Sophomore Junior Senior
(Circle One)

Graduate Student Major: _____

Prefer: Entire Unit, 1 Bedroom 1ST FL 2NDFL 3RDFL Front/Back of Complex

Preferences

The following information will be used for roommate matching only. It is essential to fill out this form completely and accurately as possible. It is important to understand that we will make every effort to honor your request, but cannot make any guarantees. Oakbrook Walk is not responsible for false information provided by prospective roommates. I fully understand that I am not guaranteed an apartment with these specifications. _____ Initials

Smoking: I smoke I do not smoke

Note: All apartments are non-smoking units and smoking is limited to outdoor areas only

Alcohol: I drink I do not drink

Okay to live with pets: No/Yes Cats Dogs Other _____

On the following scale, other people consider me to be:

1-Very Clean, 2-Somewhat Clean, 3-In between, 4-Somewhat Messy, 5-Very Messy

Immaculately Clean	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Messy
Extremely Quiet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Very Outgoing
Morning Person	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Night Person
Studios	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Not so studios

Other Considerations (hobbies, special interests, allergies, etc.)

If known and applicable, please list REQUESTED roommates:

Please note that the names you provide are for potential roommates- we cannot make any guarantees regarding roommate request. Priority is given in order of lease signing date.

First Name	Last Name	Phone Number	Email