

RENTAL APPLICATION

The Oaks Residential Housing

8223 Acorn Drive
Alexandria, LA 71302

Phone # (318)-767-2616 Fax # (318)-767-2615

Please complete all information requested on this form. No Space is guaranteed unless the applicant has an application, a signed lease on file, and a confirmation letter.

Thank you for your interest in our community.

Personal Information:

Applicant's Full Name: _____ Date of Birth: _____

Social Security No: _____ Driver's License #/State: _____ Move in date ____ / ____ / ____

Email: _____ Phone #: _____

Make/Model of Vehicle _____ Year _____ Color _____ Plate No. _____ State _____

Your Status:

Freshman Sophomore Junior Senior Graduate Professional/Other

Full Time Student Part Time Student Employed Part Time Employed Full Time

Employment Information:

Current Employer _____

Address _____ Phone Number () _____

Cell Number () _____

Date(s) Employed/ From _____ To _____ Position _____

Supervisor _____ Gross Salary \$ _____ Household Monthly Income \$ _____

Applicant's Residence History for the Past 3 Years:

Current Address _____ City, State, Zip Code _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone Number () _____

Previous Address _____ City, State, Zip Code _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone Number () _____

Please Indicate if You Have Specific Roommates to Live With: _____

_____.

RENTAL APPLICATION

HAVE YOU OR GUARANTOR EVER: Been sued for non-payment of rent? () Yes () No
HAVE YOU OR GUARANTOR EVER: Been sued for non-payment of rent? () Yes () No
Been evicted or asked to move out? () Yes () No - Broken a Rental Agreement or Lease () Yes () No
Been sued for damage to rental property? () Yes () No — Declared Bankruptcy () Yes () No

EMERGENCY CONTACT INFORMATION

Whom may we contact case of an emergency? _____

Phone # () _____ - _____ In the event of serious illness, death, or other circumstances that would make me
Address _____ unavailable, I hereby give permission to the indicated emergency contact to remove
_____ my property from my unit or common area.

Relation _____

Applicant Signature _____

THIS SECTION TO BE COMPLETED BY GUARANTOR:

Guarantor's Full Name: _____ Date of Birth: _____

Guarantor/Print Name _____

Social Security No: _____ Driver's License No. / State: _____

Email: _____ Phone #: _____

Address _____

Owner or Agent _____ Phone Number _____

Previous Address (If within 3 Years) _____

Owner or Agent _____ Phone Number _____

Current Employer _____

Address _____ Phone Number _____

Date(s) Employed/ Form _____ To _____ Position _____

Supervisor _____ Gross Salary \$ _____ Household Monthly Income \$ _____

If there are other sources of income you would like to consider, please list income, source and person (Banker, Employer, Loan, etc.) who we could contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Per. _____ Source _____ Telephone Number _____

RENTAL APPLICATION

I agree to pay the landlord the sum of \$_____ as an application fee for the purpose of screening my application to verify my eligibility for residency at The Oaks. I understand that the application fee is to be paid separate from other fees associated with my residency at The Oaks and I understand that this fee is nonrefundable. I agree to also deposit with the landlord the sum of \$_____ as security to the landlord for the reservation of my unit at a monthly rate of \$_____ at The Oaks. I understand that if I am accepted, then my reservation deposit becomes part of my security deposit as governed by the Lease Agreement, which is refundable at the end of my lease period provided that there are no damages to my unit and all terms of the lease have been met.

Signature of Applicant _____ Date Signed _____

Signature of Guarantor _____ Date Signed _____

Rental Concession:

Amount: _____ Reason: _____ Employee Initials: _____

Third Party Guaranty

It is understood that Tenant is one of the parties to and has signed a Lease agreement with Landlord, regarding the premises known as The Oaks (unit number identified in Lease agreement) 8223 Acorn Dr., Alexandria, LA (the Lease). FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution and delivery of that certain Lease Agreement between LSUA as agent for The Oaks Apartments as (Landlord) and _____ as Tenant, the undersigned Guarantor hereby absolutely and unconditionally guarantees to lesser, the full and prompt payment of all rent, additional rent and any and all other sums and charges payable by Tenant under the Lease, and the performance of all other obligations 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 of the covenants, terms, conditions or agreements in the Lease, Guarantor will pay within 10 days after notification such rent and other sums and charges to Landlord, and/or perform and fulfill all of such covenants, terms, conditions and agreements in consequence of any default by Tenant under the Lease or by the enforcement of this Guaranty. If more than one Guarantor delivers this Guaranty, their obligations herein shall be joint and several.

This Guaranty is an absolute and unconditional Guaranty of payment and of performance. It shall be enforced against Guarantor, without the necessity of any proceedings on the Landlord's part of any kind or nature whatsoever against the Tenant or any other Guarantor and without the necessity of any notice of nonpayment, non-performance, non-observance, or acceptance of the Guaranty, or any other notice or demand, all of which the Guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the assertion of failure to assert by the Landlord against the Tenant any of the rights and remedies available to the Landlord, or by 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 any court sitting in Rapides Parish, Louisiana and Guarantor consents to personal jurisdiction of such courts and agrees that Guarantor may be served with process by certified mail addressed to Guarantor at the address shown below. Any actions to enforce this Guaranty shall be governed by the laws of the State of Louisiana.

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 thereof or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or alterations, modification 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 or any other 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. Guarantor hereby consents to Landlord performing a credit check on Guarantor. Guarantor's date of birth is _____.

I AUTHORIZE YOU TO CONTACT PREVIOUS LANDLORD(S), CREDIT AND PERSONAL REFERENCES THAT I HAVE GIVEN IN THIS GUARANTY. I ALSO AUTHORIZE LANDLORD TO OBTAIN MY CONSUMER CREDIT REPORT. The above information, to the best of my knowledge is true and correct.

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

Guarantor 1

Guarantor 2

Print Name: _____

Print Name: _____

Address: _____

Address: _____

Telephone: () _____

Telephone: () _____

Relationship to Tenant: _____

Relationship to Tenant: _____

State of Louisiana, Parish of Rapides, ss:
Acknowledged before me this _____ day of _____, 2009 by _____.

Notary Public

ROOMMATE MATCHING FORM

It is the policy of The Oaks to assign rooms based on the interest, study and living habits, and/ or request for specific roommates. While every effort is made to pair students with compatible roommates, roommate assignment preference or compatibility is not guaranteed. Specific request by residents to include or exclude roommates for consideration based on race, color, religion, national origin, disability, military status, or other protected class are to be disregarded. Roommates will be matched by sex. All roommates in a 4 bedroom suite must be either male or female.

ROOMMATE PREFERENCES:

I would like my roommate(s) to be:

Freshman Sophomore Junior Senior Graduate Professional/Other

Ages:

18 – 20 21 – 23 24 – 28 29 & Over

Personal Preferences:

Please rate your level of preference; 1 being little importance and 5 being high importance.

Activity						Comments
I prefer my roommate be a student	1	2	3	4	5	
I watch T.V. frequently	1	2	3	4	5	
I expect to entertain guests of both genders	1	2	3	4	5	
I prefer studying with my stereo on	1	2	3	4	5	
I play my stereo frequently	1	2	3	4	5	
I'd prefer to not have guests in my suite	1	2	3	4	5	
I object to having music while studying	1	2	3	4	5	
I prefer roommates who don't smoke	1	2	3	4	5	
I prefer roommates who don't drink	1	2	3	4	5	
I go to bed early.	1	2	3	4	5	
I wake up early.	1	2	3	4	5	
I prefer my suite to be clean at all times.	1	2	3	4	5	

Community Involvement & Programming Ideas.

Please indicate yes or no to the following chart on your interest level.

Academic Organizations	YES	NO	Other Student Organizations	YES	NO
Resident Councils/Associations	YES	NO	Student Government	YES	NO
Religious Organizations	YES	NO	Greek Organizations	YES	NO
Volunteering	YES	NO	Doing nothing at all	YES	NO
Avoiding the Freshman 15	YES	NO	Building Socials	YES	NO
Birthday parties	YES	NO	How to study	YES	NO
Choosing a major	YES	NO	Information about eating disorders	YES	NO
Building Intramural Teams	YES	NO	Managing your money	YES	NO
Potluck	YES	NO	Resumes Writing	YES	NO
Relationships Hints	YES	NO	Ropes Course	YES	NO
Sexual Awareness	YES	NO	Spring Break Planning	YES	NO
Stress Management	YES	NO	Study Groups	YES	NO
Movie Night	YES	NO	Block Parties	YES	NO

My hobbies/interests include: _____
