

# Hillcrest Park Apartments Rental Application

9614 University Ave # 201A  
Cedar Falls, IA 50613

To apply for your student housing at Hillcrest Park Apartments, simply submit the following application. A \$200.00 deposit and a \$25.00 non-refundable application fee is due upon returning the application. Please include a copy of the Applicant's and the Guarantor's valid Driver's License. Application is subject to approval and subsequent delivery of a lease covering premises. Please call (319) 268-1400 if you have any questions.

## Personal Data (Please Print)

Applicant Name: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_  
Last First MI

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Permanent Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_  Male  Female

Major: \_\_\_\_\_ List any special medical needs or conditions: \_\_\_\_\_

## Guarantor Data

All applicants must provide a guarantor. The following must be filled out by guarantor.

Guarantor Name: \_\_\_\_\_ Phone: (\_\_\_\_\_) \_\_\_\_\_  
Last First MI

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employer: \_\_\_\_\_ Work Telephone: \_\_\_\_\_

Employer Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Title/Position Held: \_\_\_\_\_ Length of Employment: \_\_\_\_\_ Yearly Income: \_\_\_\_\_

Financial Institution: \_\_\_\_\_

Guarantor E-Mail Address: \_\_\_\_\_

## Emergency Contact

Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

### Room preference honored when possible but not guaranteed

All units include individual high-speed internet service and an expanded basic cable TV package

## Hillcrest Park Apartments

- 4 Bedroom/2Bath
- 12 mo. Lease @ \$325/mo/person
- I prefer a bottom floor apartment
- I prefer a middle or top floor apartment

## Roommate Preference: (honored when possible)

I prefer my living space:

\_\_\_\_ Smoking \_\_\_\_ \*Non-Smoking \_\_\_\_ Very Neat \_\_\_\_ Fairly Neat \_\_\_\_ Cozy and Uncluttered \_\_\_\_ No Preference

\* Non-Smoking preference means that there is NO SMOKING in the entire Unit, not just for an individual bedroom.

Roommate Request(s): \_\_\_\_\_

\*\* Send Applications together \*\*

**Applicant Personal History**

1. Have you ever been convicted of a misdemeanor or felony (excluding minor traffic violations)?  Yes  No  
If yes, list date, violation & resolution: \_\_\_\_\_

**Possession of alcohol as a minor is a misdemeanor; failure to report criminal history is grounds for application rejection. Juvenile criminal records often appear on a criminal records check.**

2. Have you ever been convicted on a charge involving illegal use, abuse, possession, manufacture or distribution of a controlled substance OR plead "no contest" to any drug and/or alcohol charges?  Yes  No  
If yes, list date, violation & resolution: \_\_\_\_\_

3. Have you ever been:  
Charged/convicted/pleaded "no contest" to any sex offender charges?  Yes  No  
Registered or required to be registered as a sex offender?  Yes  No  
On any states sex offender list?  Yes  No  
If yes, please explain date, where, violations & resolution: \_\_\_\_\_

4. Rent payments ever been late?  Yes  No  
Have you ever been a defendant in a Forcible Entry and Detention (eviction) action?  Yes  No  
If yes, please indicate date, circumstances and resolution: \_\_\_\_\_

5. Have you ever been a defendant in a Money Judgment action for unpaid rent, utilities, damages or noncompliance?  Yes  No  
If yes, dates and details: \_\_\_\_\_

6. Do you have any adverse credit conditions/situations that you wish to explain?  Yes  No  
If yes, dates and details: \_\_\_\_\_

**Guarantor Personal History**

1. Have you ever been a defendant in a Money Judgment action for unpaid rent, utilities, damages or noncompliance?  Yes  No  
If yes, dates and details: \_\_\_\_\_

2. Do you have any adverse credit conditions/situations that you wish to explain?  Yes  No  
If yes, dates and details: \_\_\_\_\_

**Application Deposit**

**HILLCREST PARK**

**\$200 deposit due with application made payable to HILLCREST PARK APARTMENTS and a separate \$25 non-refundable application fee due made payable to HILLCREST PARK APARTMENTS. Please return application, deposit, and application fee along with a copy of a valid Drivers License for Applicant and Guarantor.**

To be considered by HILLCREST PARK APARTMENTS, a rental application must be completed and signed by all individuals who will occupy the rental unit. Acceptance of this application and any moneys deposited herewith is not binding upon HILLCREST PARK APARTMENTS until a signed lease by all parties. If approved, the deposit will be held as a security deposit for the rental unit. If applicant wishes to withdraw the application, it must be done IN WRITING and submitted to: HILLCREST PARK APARTMENTS, c/o HERITAGE PROPERTY MANAGEMENT, 9614 University Ave # 201A, Cedar Falls, IA 50613. Cancellation penalties are as follows: 91 days or more prior to lease start date: \$25 processing and \$175 refund; 61-90 days prior to lease start date \$50 processing fee and \$150 refund; 31-60 days prior to lease start date \$150 processing fee and \$50 refund; 30 days or less prior to lease start date forfeit entire deposit and \$0 refund.

Receipt of Security Deposit is hereby acknowledged as a non-interest bearing deposit and NOT as the rental payment which is to be refunded as hereinafter provided if the lease agreement is consummated; provided however that in the event the application is approved, and applicant fails or refuses the apartment tendered for any reason not the fault of Management, and fails or refuses to enter into the contemplated lease with Management, then the applicant agrees to the cancellation and withdrawal policies listed above as liquidation damages and not as a penalty, to cover the cost of taking and processing this application, reservation, and preparation of the apartment and the loss of rental income. If however, in the event this application is denied or, for any other reason for which Management is responsible, the lease is not consummated, the deposit will be returned to the applicant. Application is subject to approval and subsequent delivery of a lease covering premise. **Applicant authorizes verification of above statements and performance of a credit history. Guarantor's signature below indicates their intention to co-sign the lease when presented, and will be considered binding in the event that guarantor fails to sign lease as agreed.**

X \_\_\_\_\_  
Applicant Signature Date

X \_\_\_\_\_  
Guarantor Signature Date

**PLEASE SEND APPLICATION TO: HILLCREST PARK APARTMENTS 9614 University Ave #201A, Cedar Falls, IA 50613  
PLEASE CALL OUR OFFICE WITH QUESTIONS: (319) 268-1400**