

# Linden Properties Application

Office Address: 1400 North 14<sup>th</sup> St., Indianola, Iowa 50125 \* 515-961-5710

Property Applying for: Linden West / Linden East / Washington Park (circle one) Apt # \_\_\_\_\_  
\$25.00 Application Fee Per Adult (age 18 +) Due at time of Application Submittal and is nonrefundable.

## Primary Applicant Information Please Print Clearly

First Name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Date of Birth (MM/DD/YYYY): \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Work Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email Address: \_\_\_\_\_

Current Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Payment Amount: \$ \_\_\_\_\_ Landlords Name: \_\_\_\_\_

Landlords Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Previous Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Payment Amount: \$ \_\_\_\_\_ Landlords Name: \_\_\_\_\_

Landlords Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Current Employer: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Phone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Employer Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employed Since: \_\_\_\_\_ Monthly Gross Income: \$ \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Phone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Employer Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employed Since: \_\_\_\_\_ Monthly Gross Income: \$ \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ year \_\_\_\_\_ Color \_\_\_\_\_ Plate # \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone #: \_\_\_\_\_

Applicant represents that statements made are true and correct and hereby authorize verification of references to include but not limited to credit checks, unlawful detainer checks, tele check, and agrees to furnish additional credit references upon request. Applicant agrees to pay for said which is part of the application process and is charge for the administrative costs of application consideration.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Secondary Applicant Information**  
**Please Print Clearly**

First Name: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

Date of Birth (MM/DD/YYYY): \_\_\_\_\_ Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Driver's License #: \_\_\_\_\_ State: \_\_\_\_\_

Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Work Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Email Address: \_\_\_\_\_

Current Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Payment Amount: \$ \_\_\_\_\_ Landlords Name: \_\_\_\_\_

Landlords Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Previous Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Monthly Payment Amount: \$ \_\_\_\_\_ Landlords Name: \_\_\_\_\_

Landlords Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Current Employer: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Phone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Employer Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employed Since: \_\_\_\_\_ Monthly Gross Income: \$ \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Supervisor Name: \_\_\_\_\_

Phone # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Employer Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Employed Since: \_\_\_\_\_ Monthly Gross Income: \$ \_\_\_\_\_

Vehicle Make \_\_\_\_\_ Model \_\_\_\_\_ year \_\_\_\_\_ Color \_\_\_\_\_ Plate # \_\_\_\_\_

Emergency Contact: \_\_\_\_\_ Phone #: \_\_\_\_\_

Applicant represents that statements made are true and correct and hereby authorize verification of references to include but not limited to credit checks, unlawful detainer checks, tele check, and agrees to furnish additional credit references upon request. Applicant agrees to pay for said which is part of the application process and is charge for the administrative costs of application consideration.

**2<sup>nd</sup> Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***Applicant background Questionnaire (To be completed by applicant and co applicant together)***

**Name and Ages of any minor children to reside in the home either full time or part time:**

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: Male/Female

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Pet information: Max pets 2 and subject to rules and DNA profile**

Breed: \_\_\_\_\_ Type: \_\_\_\_\_ Age: \_\_\_\_\_ Name: \_\_\_\_\_  
Breed: \_\_\_\_\_ Type: \_\_\_\_\_ Age: \_\_\_\_\_ Name: \_\_\_\_\_

**1. Have you or a person living with you ever been convicted on a charge involving illegal use, abuse, manufacture or distribution of a controlled substance? \_\_\_\_yes \_\_\_\_no**

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Court: \_\_\_\_\_  
Violation: \_\_\_\_\_  
Resolution: \_\_\_\_\_  
Other Facts: \_\_\_\_\_

**2. Are you a current user of a controlled substance? \_\_\_\_yes \_\_\_\_no**  
If yes please explain: \_\_\_\_\_

**3. Have you or a person living with you ever been convicted of a felony or aggravated misdemeanor? \_\_\_\_yes \_\_\_\_no**

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Court: \_\_\_\_\_  
Violation: \_\_\_\_\_  
Resolution: \_\_\_\_\_  
Other Facts: \_\_\_\_\_

**4. Have you or a person living with you ever been a defendant in a forcible entry and detainer (eviction) action?**  
\_\_\_\_yes \_\_\_\_no

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Details: \_\_\_\_\_  
Resolution: \_\_\_\_\_  
Other Facts: \_\_\_\_\_

**5. Have you ever been sued for nonpayment of the rent, housing damages, or noncompliance with a rental agreement?**  
\_\_\_\_yes \_\_\_\_no

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Details: \_\_\_\_\_  
Resolution: \_\_\_\_\_  
Other Facts: \_\_\_\_\_

**6. Are there adverse credit conditions/situations in your or co applicant's recent history that will show up on your credit report?**  
\_\_\_\_yes \_\_\_\_no (if yes please explain)

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Details: \_\_\_\_\_  
Resolution: \_\_\_\_\_  
Other Facts: \_\_\_\_\_

***I acknowledge that I have read this sheet and all information provided by the applicant and co-applicant on the above questions are true and accurate to the best of my knowledge.***

**Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

**Co-Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_**

## Applicant background Questionnaire

Applicant's signature on this applications authorizes Vander Linden Real Estate or its management agent to check applicants' references including:

- Credit report
- Income Verification
- Employment and or student verification
- Previous landlords or program participation
- County courthouse housing judgements
- Law enforcement with jurisdiction over previous addresses
- Others as deemed pertinent from application

Iowa code Chapter 216, Iowa's anti-discrimination law, Does Not Affect:

"Tenancy of an individual that would constitute a direct threat to the health and safety of other individuals or tenancy that would result in substantial physical damage to the property of others"

Be advised that Vander Linden Real Estate or its management agent will not:

- Rent to any persons who lie on their applications
- Continue residency with persons who management later learns lied;
- Rent to applicants who include persons with recent convictions for felony and aggravated misdemeanor violations;
- Rent to, or continue residency, with persons who entertain guests with recent convictions for felonies and aggravated misdemeanors;
- Rent to persons with a history /habit of poor credit;
- Continue residency with persons who disregard provisions of the rental agreement or who cause property destruction or disturbances.

Vander Linden Real Estate or its management agent considers felonies and aggravated misdemeanors such as this list as unacceptable behavior/activity/involvement for residents of this property:

- \*Assault/personal injury
- \*Prostitution
- \*Criminal Mischief/vandalism/property damage
- \*arson or trespass
- \*drug use/drug trafficking/drug manufacturing
- \*child molestation/endangerment/neglect
- \*domestic violence
- \*breaking and entering
- \*theft/burglary/stolen property
- \*illegal use of firearms/guns
- \*stalking/kidnapping/rape/sexual abuse

By signing below I acknowledge that I have received, read, and fully understand the information provided above.

Signature of Applicant: \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Co-Applicant: \_\_\_\_\_ Date \_\_\_\_\_

I hereby consent to allow Vander Linden Real Estate / Tulip Apartment Group, through its designated agent and its employees, to obtain and verify my credit information, including a criminal background check, for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Vander Linden Real Estate / Tulip Apartment Group and its agent shall have a continuing right to review my credit information, rental application, criminal background, payment history, and occupancy history for account review purposes and for improving application methods.

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Applicant's Printed Name: \_\_\_\_\_

Co Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_  
Co Applicant's Printed Name: \_\_\_\_\_

### Agreement & Authorization

We do business in accordance with the FEDERAL FAIR HOUSING LAW (The Fair Housing Amendments Act of 1988). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or nation origin. Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination by calling U.S. Department of Housing and Urban Development. 1-800-669-9777

The undersigned understands this application will be evaluated by management for the purpose of renting and occupying valuable real estate. Applicant (s) further understands that the facts represented herein are being relied upon by management and therefore guarantees that all disclosures herein are true and complete.

Any misleading, incorrect, or false statements may be a violation of various fraud statutes.

Management reserves the right to pursue applicant by any means legally available for providing misleading, incorrect, or false statements. Misleading, incorrect, or false statements will be sufficient reason for immediate eviction and loss of security deposit.

The undersigned further acknowledges and agrees that management may confirm information provided in the application and authorizes management to contact reference, obtain personal credit report, check public record, criminal records, and use any other methods of confirmation available to management. Applicant further acknowledges that management may from time to time continue to make efforts to update the information provided herein. Applicant also acknowledges that management, or its collection agency, may contact references, obtain personal credit report, check public records, criminal records, and use any other methods of confirmation available for collection purposes should it become necessary.

In consideration of management reviewing and evaluating my application to rent, I understand that the application fee of \$25 per adult is nonrefundable. Furthermore, I understand that acceptance of the application fee, by management, is in no way obligating management to approve tenancy.

Applicants Name (printed): \_\_\_\_\_

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicants Name (printed): \_\_\_\_\_

Co-Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_