GUARANTEED
APARTMENT APPROVAL
OUR GOAL IS 100% CREDIT APPROVAL

Guaranteed Apartment Approval

Address: 900 Wilshire Drive, Suite 202, Troy, MI 48084
Toll Free: (844)-882-8800
Fax: (844) 332-3878
Website: www.guaranteedapartmentapproval.com
Email: enrollment@guaranteedapartmentapproval.com

Please Read Terms & Conditions Before You Apply

No Credit Check Rental Program

Please Fax or Email your completed Application, Valid Driver license or State ID, Social Security Card & 3 Recent Paystubs for each listed Adult. You must make a Net Income of 2.5x the monthly rent amount to qualify for program consideration. Adults over the age of 18 MUST pass a criminal background check with the community to qualify for Guaranteed Apartment Approval Corporate Housing Program. Each adult will be listed on the lease as an *Occupant* with our Corporate Partner listed as the *Tenant*.

Cost of Service

Guaranteed Apartment Approval charge an upfront Non-Refundable Application Fee Equal to 1 Month Rent Amount and $50 per additional Adult over the age of 18. Guaranteed Apartment Approval will Process your Application with an Initial Down Payment of $1000. Your balance of your Rent Amount will be due upon Final Approval of your property. For Example, if your Rent Amount is $1,400. Your Initial Fee will be $1000 to Process your Application and $400 will be due upon Final Approval of your property. Ex. ($1000 *Down Payment* + $400 *Rent Balance*= $1400 *(One Month Rent Total)*

Guaranteed Apartment Approval Fee does NOT include Apartment or Single Family Property Fees (Application, Admin, & Deposit). Apartment Fees are due when we apply on your behalf and therefore will be your responsibility to have your apartment fees available in order to process our Corporate Application and to reserve your unit for your move-in date.

Guaranteed Apartment Approval is Not Affiliated and Does Not work for your chosen property or apartment community. We are simply applying on your behalf and therefore are subject to apartment fees that you will have to pay. Sample property fees may include Application, Admin, Deposit(s) or any other applicable processing fees."

Notice of Monthly Service Fee

There will be $150 in addition to your Monthly Rent Amount as a Monthly Service Fee to protect Guaranteed Apartment Approval Credit Status in the event if you default on your rent. ***This Fee is due Monthly on the 25th of each month by 5pm EST***. This amount is separate from your rent amount. There will be a $50 late fee added if this fee is not paid before the 27th and $10/day in addition thereafter.

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Please contact our office before the 25th if you have to make an arrangement to pay. Failure to pay your Monthly Service Fee will result in immediate cancellation of services and you will be issued a Notice to Vacate in writing via email.

Lease Renewal Fee

Each Lease Term Renewal there will be a Lease Renewal Fee of $1000 every lease term we re-sign the lease contract for you at the same property. This fee will be due 90 days prior to lease ending according to the date of your lease contract.

If you have Read and Agree to the above company policy procedures and Agree to the terms and conditions listed above.

Recourse of Action Agreement

All Occupants will be financially liable for any and all Remaining Balances upon move out such as non-payment of rent, late fees, damage to property, broken lease balance, eviction filing fees, and court cost from your property. Guaranteed Apartment Approval and/or affiliated company on your lease agreement as tenant on the lease contract reserves the right to seek collection. Any unpaid balances will be reported on your credit report if no arrangements are made.

Signature

If you Agree with Guaranteed Apartment Approval Process and Terms & Conditions outlined in all Sections of this Application. Each Adult Listed Must Print & Sign Below.

Print	Signature	Date
Print	Signature	Date

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Background Check Authorization Form
Consent for Criminal Background History Check
Authorization/Waiver/Indemnity

Each Applicant must sign an Authorization Waiver Indemnity Form, authorizing Guaranteed Apartment Approval and Approved Affiliate Companies to perform a Criminal Background Check.

I hereby give my permission to Guaranteed Apartment Approval to obtain information relating to my criminal record. The criminal history record, as received from the reporting agencies, may include arrest and conviction data as well as plea bargains and deferred adjudication delinquent conduct committed as an adult or juvenile. I understand that this Information will be used, in part, determine my eligibility for an apartment my choice to with Guaranteed Apartment Approval

Applicant Name:
Applicant Signature:
Driver License Number& Exp. Date:
State of Issuance:
Social Security Number:
Date of Birth (Month / Day / Year)
Gender:
Current Address:
State:
Date:

PLEASE PROVIDE 3 PERSONAL REFERENCES

Name:		
Phone:	**Relation:**	**Best Time to Call:**

Name:		
Phone:	**Relation:**	**Best Time to Call:**

Name:		
Phone:	**Relation:**	**Best Time to Call:**

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Action Steps to your New Home

1. Download & Print Guaranteed Apartment Approval Application

2. Submit signed application along with applicable documents (Driver License or State ID, Social Security Card, & Last 3 Employment Paystubs)

3. One of our Account Managers will contact you within 24 hours after you apply to confirm receipt of your application. At that time we will email you your Initial Payment Invoice of $1000 to start your Application Process.

4. Guaranteed Apartment Approval will contact your three Apartment Choices listed on your application for Approval. Please make sure your apartment choices have availability before you submit your application. We suggest you visit the properties in person before applying.

5. Apartment Community will verify our Corporate Documents & Credit Status

6. Apartment Community will conduct a Criminal Background Check on all Occupants 18 years of age and older.

7. Apartment Community will execute your Lease Contract for your Move-In Date Specified on your application

8. Receive Welcome Letter via email & sign your Financial & Service Fee Agreements

9. Pay your Guaranteed Apartment Approval Remaining Balance and Property Fees at the time your application have been approved.

10. Provide Renters Insurance and setup utility services in your name before Move-In

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Residential Leasing Program Application

Applicant Information

Full Name:		
Address:		
City:	**State:**	**Zip:**
Phone:		
Email Address:		
Birth Date:		
Best time to contact:		
Number of Adults:		
Number of Dependents under 18:		
Pets? ☐ Yes ☐ No	**Breed:**	
How Did you hear about us:		

Employment & Income Information

Place of Employment:
Position & Time at current position:
Address:
Phone Number:
Contact Name or Dept.
Gross Income Amount:
Net Income Amount:
Please circle (Salary, Hourly, Commission):
Please circle Pay Period (Weekly, Bi-Weekly, Monthly):

Rental History

Evictions in the past? (Yes or No) If yes, how long ago?
How many Evictions, if any?
Broken Leases in the past? (Yes, No) If yes, how many?

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How long ago?
Have you filed for bankruptcy in the past? (Yes, No), lfyes, is it discharged?
How long ago?
Can you pass a criminal background check?

Apartment Search

What are you looking for? Please Circle (Apartment, Townhome, or Single Family):
Lease Term Preference? Please Circle (3, 6, or 12 Month Lease):
Max Rent Amount:
How soon are you looking to move?

Please list Three (3) Apartment Choices

Apartment Community Name:
Management Company:
Phone:
Numbers of Bedrooms:
Floor Plan (Ext. sq. ft., 1st floor, 2nd floor, & Price):

Apartment Community Name:
Management Company:
Phone:
Numbers of Bedrooms:
Floor Plan (Ext. sq. ft., 1st floor, 2nd floor, & Price):

Apartment Community Name:
Management Company:
Phone:
Numbers of Bedrooms:
Floor Plan (Ext. sq. ft., 1st floor, 2nd floor, & Price):