



## RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify for residency, the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties.
- Criminal history will be checked on the Applicant. Any felony guilty plea or conviction will result in the denial of the application. Any misdemeanor guilty plea or conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related (except for a single violation of simple possession of marijuana), theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature (“Serious Misdemeanor”) will result in the denial of the application. Listing on a national, state or local sex offender registry will result in an automatic denial of the application. Two or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. Any felony charge or Serious Misdemeanor charge reflected on an Applicant’s record which is still pending may also result in denial of an application. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports on any applicant in its sole discretion if it has reasonable cause to believe that a resident has been involved in criminal activity.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date





**LEASE APPLICATION**

*Application is for information only and does not obligate landlord to execute a lease or deliver possession to proposed resident(s).*

Application fee: \$75.00 non-refundable Deposit: \$150.00	Check or Money Order Only Payable to: The Palisades at Jaguar City
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Name: Mr. or Miss (circle one) \_\_\_\_\_

Permanent Address: \_\_\_\_\_

City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_

Home Phone: ( \_ \_ ) \_ \_ - \_ \_ \_ \_

Local Address: \_\_\_\_\_

City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_

Cell Phone: ( \_ \_ ) \_ \_ - \_ \_ \_ \_

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

Social Security Number: \_ \_ - \_ \_ - \_ \_ \_ \_ Student ID # \_\_\_\_\_

Date of Birth: \_ / \_ / \_ \_ \_ \_ (month/day/year)

Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman

Anticipated Graduation Date: \_\_\_\_\_

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

Anticipated Move-In Date: \_\_\_\_\_

**Parent or Guardian for Emergency Contact: (Circle one)**

Name: \_\_\_\_\_

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

City: \_\_\_\_\_ St: \_\_\_\_\_ ZIP: \_\_\_\_\_

Home Phone: ( \_ \_ ) \_ \_ - \_ \_ \_ \_

Employer: \_\_\_\_\_

Work Phone: ( \_ \_ ) \_ \_ - \_ \_ \_ \_

Please select your Floor Plan preference below. Rank preferences below by placing a 1 for your 1<sup>st</sup> choice, 2 for your 2<sup>nd</sup> choice, etc. Room assignments are based upon availability, submittal of application and Guaranty of Lease, application approval, payment of all fees and security deposit, and execution of Lease Agreement.

Choice	Bedrooms	Baths	Requested Roommates
	1	1	
	2	2	
	4	4	

**INSTRUCTIONS: To complete the application process:**

Submit completed application with payment of all fees and deposit, and return the signed Guaranty of Lease form within seven (7) days. All fees should be in the form of a check or money order; made payable to The Palisades at Jaguar City. The security deposit should be in a separate money order or personal check. Mail to The Palisades at Jaguar City, 7801 Scenic Highway, Baton Rouge, LA 70807.

By signing below, I represent that:

- a) All information contained herein is true and correct.
- b) I understand a financially responsible Guarantor is required who must meet the required credit/income criteria. Failure to provide a qualified Guarantor will entitle us to refuse your application for that reason and to retain applicable fees.
- c) It is also understood that Landlord will run a credit check on the Guarantor and a criminal background check on the Applicant to determine application approval.
- d) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
- e) Roommate compatibility is not guaranteed.

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

Staff Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Guaranty of Lease

FOR VALUED RECEIVED, and in consideration of and as an inducement for the execution of the certain Lease Agreement (the "Lease"), which commences on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ and ends on the 31st day of July 20\_\_ for a total base rental of \$ \_\_\_\_\_, to be paid in 12 equal installments of \$ \_\_\_\_\_, between AMBLING MANAGEMENT COMPANY, as agent for the owner of the The Palisades Apartments as "LANDLORD" and \_\_\_\_\_ as "TENANT" regarding a portion of the premises known as Apt \_\_\_\_\_, Bedroom \_\_\_\_\_ in The Palisades Apartments; the undersigned Guarantor, either a parent, legal guardian of or indemnitor of the Tenant named here in hereby absolutely and unconditionally guarantees to Landlord the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Tenant under the Lease, as well as all other covenants, terms, conditions and agreements of the Lease 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 the performance of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay the Landlord, and/or perform and fulfill all a s such terms, covenants, conditions and agreements, and will pay the Landlord all damages and expenses, including Landlord's reasonable attorney's fees (in no event less than 15% of any monetary judgment in favor of Landlord) that may arise in con sequence of any default by the T enant under the Lease or by the enforcement of this Guaranty. If more than one guarantor executes this Guaranty, their obligations herein shall be joint and several.

Guarantor hereby individually and unconditionally, guarantees to owner, the full, punctual and complete performance by Tenant of all obligations of Tenant by Owner under the Lease identified above, including but not limited to, extensions or renewals of the Lease; when Tenant transfers to a different Unit within the apartment community; or when rent or other charges are increased in accordance with or after the stated term of the Lease. This Guaranty is an absolute and unconditional guaranty of payment and performance. It shall be enforceable against the Tenant and without the necessity of any notice of nonpayment, non-performance, non-observance or acceptance of this Guaranty, or any other n otice or demand, all of which the Guarantor hereunder shall in no way be terminated, affected, diminished, or impaired by reason of 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 ag ainst 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 the State of Louisiana and Guarantor consents to personal jurisdiction of such State's courts and agrees that 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 by reason of any assignment, renewal, modification, or extension of the Lease or any subleasing of the Premises or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease, or by reason of any extensions of time that may be granted by the Lan dlord to the Te nant or by reason of a ny other a ccommodations, alterations, modifications 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 reme dies 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 of any other right or 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.

It is also understood that Landlord, where required, will run a credit check on the Guarantor and a

criminal background check on the Tenant to determine application approval.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

WITNESS:

\_\_\_\_\_

GUARANTOR

Print Name: \_\_\_\_\_

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

Telephone: (home) (\_\_\_\_) \_\_\_\_\_

Telephone: (work) (\_\_\_\_) \_\_\_\_\_

Employer: \_\_\_\_\_

Social Security #: \_\_\_\_\_

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

Date of Birth: \_\_\_\_\_

Annual Income: \_\_\_\_\_

Supplemental Income: \_\_\_\_\_

\_\_\_\_\_

GUARANTOR

Print Name: \_\_\_\_\_

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

Telephone: (home) (\_\_\_\_) \_\_\_\_\_

Telephone: (work) (\_\_\_\_) \_\_\_\_\_

Employer: \_\_\_\_\_

Social Security #: \_\_\_\_\_

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

Date of Birth: \_\_\_\_\_

Annual Income: \_\_\_\_\_

Supplemental Income: \_\_\_\_\_

STATE OF \_\_\_\_\_, CITY/COUNTY OF \_\_\_\_\_ TO WIT:

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the subscriber, a Notary Public in and for the State and City/County aforesaid, personally appeared \_\_\_\_\_, who made oath in due form of law he/she/they executed the foregoing Guaranty for the purposes therein contained.

My Commission Expires:

\_\_\_\_\_  
Notary Public





## Roommate Matching Profile

### The Palisades at Jaguar City

7801 Scenic Highway, Baton Rouge, Louisiana 70807 ph. (866) 936-5544; fax (225) 356-4267  
palisadesleasing@ambling.com

Name \_\_\_\_\_ E-mail address \_\_\_\_\_  
Cell phone number \_\_\_\_\_ Permanent phone number \_\_\_\_\_  
I am enrolled at \_\_\_\_\_ Anticipated graduation date \_\_\_\_\_  
Major(s) \_\_\_\_\_ Greek society \_\_\_\_\_

In 2011/2012, I will be a:  Freshman  Sophomore  Junior  Senior  Grad Student  
 Med Student  Non-Student

I prefer to live with:  Males Only  Females Only  Co-Ed

**Choose the responses that suit you best for each category. To find your best match, your honesty will be critical. This profile is used only for roommate matching purposes.**

**Smoking:**  I require a non-smoking environment.  I prefer a smoking environment.  I do not mind living in a smoking environment. ***(By electing non-smoking, you acknowledge smoking will not be permitted by you or any visitors in the unit you are assigned. Failure to abide by this policy results in a \$200 cleaning fee and a mandatory relocation to a smoking apartment.)***

**Studying:**  I prefer to study in my bedroom.  I prefer to study at the dining room table or in the living room.  I prefer to study on campus.  I study daily.  I study infrequently.  I study 2-5 days per week.

**Schedule:**  I prefer to get an early start with morning classes.  I prefer to sleep late and attend evening classes.  I generally stay up late.  I go to bed early and count on a good sleep.

**Cooking:**  I plan to cook daily.  I cook on a regular basis.  I enjoy cooking for others.  I will not do much cooking.

**Cleaning:**  I always pick up after myself and clean daily.  I am mostly neat; I clean about once a week.  I have a tough time getting motivated to clean.

**Noise:**  People consider me to have a quiet nature.  People would say I typically liven up a room with loud music and an outgoing personality  I am neither quiet nor loud, just average.

**Social:**  I am most comfortable around mellow, academic types  I am most comfortable with outdoorsy, athletic friends  I am most comfortable within the trendy campus crowd

[Type text]



I am most comfortable around creative, theatrical, expressive people  I prefer friends with similar interests in technology and video gaming

**Drinking:**  I am not of age to drink legally.  I prefer an alcohol-free environment.  I prefer to live in an environment where alcohol is acceptable.

**Guests:**  I plan to have overnight guests (in accordance with the lease) and do not mind if my roommates do the same  I prefer to minimize overnight guests but understand the lease allows short-term guests.

**Activities:** On weeknights I like to:  Watch TV  Study  Enjoy a workout  Hang out at home with friends  Have my boy/girlfriend as an overnight guest  Go out

On weekends I like to:  Watch TV  Study  Enjoy a good workout  Hang out at home with friends  Have my boy/girlfriend as an overnight guest  Go out

The single most important trait for my potential roommate is \_\_\_\_\_

Names of requested roommates 1) \_\_\_\_\_ 2) \_\_\_\_\_

3) \_\_\_\_\_

**BY SIGNING BELOW I REPRESENT THAT I UNDERSTAND AND AGREE TO THE FOLLOWING:**

- 1) Requests for roommates and bed assignments will be accommodated when possible but cannot be guaranteed.
- 2) Ambling Management will utilize this information to select the closest possible roommate match based on the pool of other applicants requesting a roommate-match based on the date I sign a lease, but that an exact match may not be available. (Roommate gender and smoking preference will always be the priority matching criteria)
- 3) I give my permission to Ambling Management to release my profile information, including contact information, to all prospective roommates.
- 4) My permission is not required to lease vacant bedrooms in the apartment and a new roommate may move in without prior notice.
- 5) I understand that roommate compatibility cannot be guaranteed and agree to participate in any mediation necessary should a conflict arise with the occupants of my apartment.
- 6) I understand that I can be required to relocate to another apartment in the event that I fail to participate in mediation or when mediation efforts do not resolve roommate conflicts.

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

[Type text]

