



1141 Lantern Square  
 Waterloo, IA 50701

Date of Application \_\_\_\_\_ Desired date of Occupancy \_\_\_\_\_

How did you hear about our property? \_\_\_\_\_

Type of Apartment wanted: One / two / three bedroom (circle 1) Address: \_\_\_\_\_

*All persons who are not married and over 18 years of age must submit an application and pay \$35.00 non-refundable application fee with a check or money order to: **HMA Properties** NO CASH ACCEPTED  
 Each applicant must supply a copy of a driver's license or other photo ID.*

**PERSONAL INFORMATION**

**Applicant** Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

SSN: \_\_\_\_\_ Drivers license No./State: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail \_\_\_\_\_

**Present Address** \_\_\_\_\_

Own or rent? \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Present Landlord or Mortgage Company: \_\_\_\_\_ Telephone: \_\_\_\_\_

Monthly Payment: \$ \_\_\_\_\_ Reason For Moving: \_\_\_\_\_

**EMPLOYMENT HISTORY**

**Present Employer** \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Employer's Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary: \$ \_\_\_\_\_

Previous Employer \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Employer's Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary: \$ \_\_\_\_\_

**In case of personal emergency:**

Notify: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Home# \_\_\_\_\_ Work # \_\_\_\_\_

Full Names of All Other Residents	Relationship to You	Date of Birth	SSN
_____	_____	_____	_____
_____	_____	_____	_____

**CO-APPLICANT**

**Co-Applicants** Full Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

SSN: \_\_\_\_\_ Driver license No./State: \_\_\_\_\_

Relationship to applicant \_\_\_\_\_

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

**Co-Applicant's Present Address** \_\_\_\_\_

Own or rent? \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Previous Landlord or Mortgage Company: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Monthly Payment:**\$ \_\_\_\_\_ **Reason For Moving:** \_\_\_\_\_

**EMPLOYMENT HISTORY**

**Co-Applicant's Employer** \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Employer's Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary: \$ \_\_\_\_\_

Previous Employer \_\_\_\_\_ Dates From: \_\_\_\_\_ To: \_\_\_\_\_

Employer's Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary: \$ \_\_\_\_\_

**In case of personal emergency:**

Notify: \_\_\_\_\_ Relationship: \_\_\_\_\_

Address: \_\_\_\_\_ Home# \_\_\_\_\_ Work # \_\_\_\_\_

**Total Gross Monthly Household Income for Applicant and Co-Applicant** \$ \_\_\_\_\_

If there are other sources of income you would like us to consider, please list income, source and person 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 \_\_\_\_\_

Comments: \_\_\_\_\_

**OTHER INFORMATION**

**Total Number of Vehicles** (Including Company Vehicles) \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No./State \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No./State \_\_\_\_\_

Any other information you feel may be important in determining your eligibility for tenancy:

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**Have you, your spouse or any other co-applicant listed above ever:**

Been sued for non-payment of rent? Y or N      Been evicted or asked to move out? Y or N  
Broken a rental agreement or lease? Y or N      Been sued for damage to rental property? Y or N      Declared Bankruptcy? Y or N  
Been convicted for the illegal manufacture or distribution or possession of a controlled substance? Y or N  
Been convicted of a felony? Y or N      Received a deferred judgment/adjudication for a felony? Y or N

Please explain any yes answers, stating year and location:

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Applicant's signature on application authorizes management to check references including but not limited to:  
Credit report, Criminal checks, Income Verification, Employment and/or student verification, Previous Landlords or program participation, county courthouse records for small claims filed, County Courthouse records for Money Judgments, Law enforcement with jurisdiction over previous address, Others as deemed pertinent.

Iowa Code Chapter 216, Iowa's anti-discrimination law, DOES NOT AFFECT:  
216.20 "tenancy of an individual that could constitute a 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 management will NOT:

1. Rent to persons who lie on their Applications.
2. Continue tenancy with persons who management later learns lied.
3. Rent to persons who have recent convictions for felonies and aggravated misdemeanors including any drug-related crimes and sex offenders.
4. Continue tenancy with persons who are currently convicted for felony and aggravated misdemeanor violations.
5. Rent to, or continue tenancy, with persons who entertain guests with recent convictions for felonies and aggravated misdemeanors.
6. Rent to persons with a history/habit of poor credit.
7. Continue tenancy with persons who disregard provisions of the Rental Agreement or who cause property destruction or disturbances.

Management considers felonies and aggravated misdemeanors such as this list unacceptable behavior/ activity/ involvement for tenants of this property:

- |  |                                       |
|--|---------------------------------------|
| Assault /personal injury                             | Prostitution                          |
| Criminal mischief/vandalism/property damage          | Theft/burglary/stolen property        |
| Drug use/drug trafficking/drug manufacturing         | Arson or trespass                     |
| Child molestation/endangerment/neglect/sex offenders | Stalking/kidnapping/rape/sexual abuse |
| Domestic violence                                    | Breaking and                          |
- entering      Illegal use of firearms/guns

I have read over the application and filled it out to the best of my knowledge. I also understand that just because I have filled out the application does not mean that I am automatically approved. I authorize you to contact any references that I have listed. ***I also authorize you to obtain my consumer credit report from your credit-reporting agency, which will appear as an inquiry on my file.***

**Applicants signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Co-Applicants signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_