RENTAL APPLICATION

The Oaks Residence Hall

8223 Acorn Drive
Alexandria, LA 71302
Phone # (318)-767-2616 Fax # (318)-767-2615

All information must be complete before submitting application

Application fee of $30.00 must be paid when application is submitted
Security Deposit of $225.00 must be paid to secure a room
Leases will be signed by appointment once application has been submitted and fees have been paid
Priority Deadline for Applications- June 1, 2013

Personal Information:

Applicant's Full Name: _____ Date of Birth: _____

Social Security No: _____ Driver's License #/State: _____ Move in date ____ / ____ / ____

Email: _____ Phone #: _____

Make/Model of Vehicle _____ Year _____ Color _____ Plate No. _____ State _____

Your Status for Fall/Spring: LSUA OR LSUE (Please circle one)

( ) Freshman ( ) Sophomore ( ) Junior ( ) Senior ( ) Graduate ( ) Professional/Other

( ) Full Time Student ( ) Part Time Student ( ) Employed Part Time ( ) Employed Full Time Employment

Information:

Current Employer _____

Address _____ Phone Number ( ) _____

Cell Number ( ) _____

Date(s) Employed/ From _____To _____ Position _____

Supervisor _____ Gross Salary $ _____ Household Monthly Income $ _____

Applicant's Residence History for the Past 3 Years:

Current Address _____City, State, Zip Code _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone Number ( ) _____

Previous Address _____City, State, Zip Code _____

Month & Year Moved In _____ Reason for Leaving _____

Owner or Agent _____ Phone Number ( ) _____

RENTAL APPLICATION

HAVE YOU OR GUARANTOR EVER: Been sued for non-payment of rent? ( ) Yes ( ) No
Been evicted or asked to move out? ( ) Yes ( ) No - Broken a Rental Agreement or Lease ( ) Yes ( ) No
Been sued for damage to rental property? ( ) Yes ( ) No — Declared Bankruptcy ( ) Yes ( ) No

Have you ever been arrested for or convicted of a crime? ( ) Yes ( ) No
Have you ever pled "guilty" or "no contest" to a crime regardless of whether such action resulted in jail or prison time served or deferred adjudication? ( ) Yes ( ) No
Have you ever been arrested for a crime that has not been fully adjudicated (by dismissal, acquittal, or conviction)? ( ) Yes ( ) No
Are you currently on probation, parole, or suspended sentence for any conviction? ( ) Yes ( ) No

If you answered yes to any question above, please provide the nature of the offense, and the parish/county, city and state where the crime occurred:

_____

EMERGENCY CONTACT INFORMATION

Whom may we contact case of an emergency? _____

Phone # ( ) _____ - _____

Address _____

_____

Relation _____

In the event of serious illness, death, or other circumstances that would make me unavailable, I hereby give permission to the indicated emergency contact to remove my property from my unit or common area.

Applicant Signature _____

THIS SECTION TO BE COMPLETED BY GUARANTOR:

Guarantor's Full Name: _____ Date of Birth: _____

Guarantor/Print Name_____

Social Security No:_____Driver's License No. / State: _____

Email: _____ Phone #: _____

Address _____

Owner or Agent _____ Phone Number _____

Previous Address (If within 3 Years) _____

Owner or Agent _____ Phone Number _____

Current Employer_____

Address _____ Phone Number _____

Date(s) Employed/ Form _____ To _____ Position _____

RENTAL APPLICATION

Supervisor_____ Gross Salary $ _____ Household Monthly Income $_____

If there are other sources of income you would like to consider, please list income, source and person (Banker, Employer, Loan, etc.) 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 Number_____

I agree to pay the landlord the sum of $____30.00_____ as an application fee for the purpose of screening my application to verify my eligibility for residency at The Oaks. I understand that the application fee is to be paid separate from other fees associated with my residency at The Oaks and I understand that this fee is nonrefundable. I agree to pay the landlord the sum of $25.00 per semester as a resident life fee. I understand that this fee is to aid in providing activities including food, entertainment, prizes, annual t-shirts, etc.. I agree to also deposit with the landlord the sum of $___225.00_____ as security to the landlord for the reservation of my unit at a semester rate of $_____at The Oaks. I understand that if I am accepted, then my reservation deposit becomes part of my security deposit as governed by the Lease Agreement, which is refundable at the end of my lease period provided that there are no damages to my unit and all terms of the lease have been met.

Signature of Applicant_____Date Signed _____

Signature of Guarantor_____ Date Signed _____

Rental Concession:
Amount: _____ Reason: _____ Employee Initials: _____

Unit size requested: Check one please (LSUE semester lease only)

_____1BR unit- 12 month lease

_____2BR unit- 10 month lease _____ 2BR semester lease (5 months)
_____2BR unit- 12 month lease

_____4BR unit- 10 month lease _____4BR semester lease (5 months)
_____4BR unit- 12 month lease

Unit and floor selections are subject to availability T-shirt size:_____

Room assignments will be based on designated learning community.

Third Party Guaranty

It is understood that Tenant is one of the parties to and has signed a Lease agreement with Landlord, regarding the premises known as The Oaks (unit number identified in Lease agreement) 8223 Acorn Dr.,Alexandria, LA (the Lease). FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution and delivery of that certain Lease Agreement between LSUA as agent for The Oaks Residence Hall as (Landlord) and _____ as Tenant, the undersigned Guarantor hereby absolutely and unconditionally guarantees to lesser, the full and prompt payment of all rent, additional rent and any and all other sums and charges payable by Tenant under the Lease, and the performance of all other obligations to be 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 of the covenants, terms, conditions or agreements in the Lease, Guarantor will pay within 10 days after notification such rent and other sums and charges to Landlord, and/or perform and fulfill all of such covenants, terms, conditions and agreements in consequence of any default by Tenant under the Lease or by the enforcement of this Guaranty. If more than one Guarantor delivers this Guaranty, their obligations herein shall be joint and several.

This Guaranty is an absolute and unconditional Guaranty of payment and of performance. It shall be enforced against Guarantor, without the necessity of any proceedings on the Landlord's part of any kind or nature whatsoever against the Tenant or any other Guarantor and without the necessity of any notice of nonpayment, non-performance, non-observance, or acceptance of the Guaranty, or any other notice or demand, all of which the Guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of this Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the assertion of failure to assert by the Landlord against the Tenant any of the rights and remedies available to the Landlord, or by 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 against 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 any court sitting in Rapides Parish, Louisiana and Guarantor consents to personal jurisdiction of such courts and agrees that Guarantor may be served with process by certified mail addressed to Guarantor at the address shown below. 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 be reason of any assignment, renewal, modification or extension of the Lease or any subleasing thereof or by reason of any modification or waiver of or change in any of the terms, covenants, conditions or provisions of the Lease , or alterations, modification 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 remedies 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 or any other 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. Guarantor hereby consents to Landlord performing a credit check on Guarantor. Guarantor's date of birth is _____.

I AUTHORIZE YOU TO CONTACT PREVIOUS LANDLORD(S), CREDIT AND PERSONAL REFERENCES THAT I HAVE GIVEN IN THIS GUARANTY. I ALSO AUTHORIZE LANDLORD TO OBTAIN MY CONSUMER CREDIT REPORT. The above information, to the best of my knowledge is true and correct.

IN WITNESS WHEROF, undersigned Guarantor has executed this Guaranty of this _____ day of _____, 20 ____.

_____
Signature Guarantor 1

Print Name: _____

Address: _____

_____

Telephone: ( ) _____

Relationship to Tenant: _____

State of _____, Parish /County of _____, ss:

Acknowledged before me this _____ day of _____, 20___ by _____.

_____
Notary Public

ROOMMATE MATCHING FORM

It is the policy of The oaks to assign rooms based on the interest, study and living habits, and/ or request for specific roommates. While every effort is made to pair students with compatible roommates, roommate assignment preference or compatibility is not guaranteed. Specific request by residents to include or exclude roommates for consideration based on race, color, religion, national origin, disability, military status, or other protected class are to be disregarded. Roommates will be matched by sex. All roommates in a 4 bedroom suite must be either male or female.

ROOMMATE PREFERENCES:

I would like my roommate(s) to be:

( ) Freshman ( ) Sophomore ( ) Junior ( ) Senior ( ) Graduate ( ) Professional/Other

Ages:

( ) 18 – 20 ( ) 21 – 23 ( ) 24 – 28 ( ) 29 & Over

Will you be playing Baseball/Softball for LSUA: _____

ROOMMATE PREFERENCE QUESTIONS:

1. I am more likely or would like to participate in :
   ___ Academic Clubs/organizations
   ___ Religious organizations
   ___ Sports and fitness activities
   ___The Greek system

2. I spend my free time:
   ___ Hanging out with friends
   ___ Playing in athletic activities
   ___ Playing video games
   ___ Reading/sleeping
   ___ Surfing the internet
   ___ Talking/texting on phone
   ___ Watching TV/ listening to stereo

3. I describe my living habits as:
   ___ Extremely neat
   ___ Clean
   ___ A little messy
   ___ Anything goes

4. I prefer the following noise level:
   ___ Loud noise does not bother me
   ___ Don't mind a little noise
   ___ Enjoy loud music
   ___ like it quiet

5. My preference for sharing items is:
   ___ I am indifferent
   ___ I will share only if you ask
   ___ What is mine is mine
   ___ What is mine is yours

6. My sleeping habits are:
   ___ Early to bed/early to rise
   ___ Early to bed/late to rise
   ___ Late to bed/early to rise
   ___ Late to bed/late to rise

7. I prefer my roommate:

___ Does not smoke
___ Does smoke
___ It does not matter to me either way

8. I prefer to study:

____ In the library
____ Very quietly in my room
____ With the TV/radio on
____ With a group of friends

9. I prefer to have visitors in my room/apt.:

____ All of the time
____ Almost never
____ Every now and then
____ Fairly often

10. On weekends, I plan to:

____ Go home every weekend
____ Go home frequently
____ Go home occasionally
____ Stay on campus most weekends

Any additional information that you would like to share with us to assist in finding you the perfect roommate:_____
_____
_____
_____.

My hobbies/interests include: _____
_____
_____.

My Major is: _____