



Investors Realty, Inc
Home & Land Rent Division
1685 S State St
Dover DE 19901

APPLICATION COVER PAGE

APPLICATION TYPE: HOME RENTAL LAND RENTAL

COMMUNITY: BEECHWOOD LAKELAND
 SOUTHWOOD ACRES SOUTHERN MEADOWS
 ST JONES LANDING NOTTINGHAM
 FOREST GROVE CLAYTON COURT
 WALKERS MILL WALKERS MEADOW
 WHISPERING PINES

CHECKLIST: THE FOLLOWING ITEMS MUST BE SUBMITTED WITH YOUR APPLICATION:

APPLICATION FILLED OUT IN ITS ENTIRETY AND SIGNED BY EACH APPLICANT AND OCCUPANT OVER THE AGE OF 18.

COPY OF VALID GOVERNMENT ISSUED PHOTO ID FOR EACH APPLICANT AND/OR OCCUPANT OVER THE AGE OF 18.

COPIES OF 1 MONTH'S WORTH OF PAY STATEMENTS /PROOF OF INCOME FOR EACH APPLICANT.

PROOF OF LENGTH OF EMPLOYMENT: LETTER FROM EMPLOYER, OFFER LETTER, W2 FROM PREVIOUS YEAR.

COPY OF MOST RECENT BANK STATEMENT FOR EACH APPLICANT.

\$50.00 NON-REFUNDABLE APPLICATION FEE FOR APPLICANTS AND \$25.00 NON-REFUNDABLE FEE **PER PERSON** FOR EACH ADDITIONAL OCCUPANT OVER 18.

PLEASE BE ADVISED THAT ALL APPLICATIONS TAKE 10-14 DAYS TO PROCESS. YOU WILL BE NOTIFIED BY YOUR PROPERTY MANAGER UPON APPROVAL OR DENIAL. PLEASE DO NOT CALL OR STOP BY FOR THE STATUS. APPLICATIONS ARE NOT PROCESSED BY YOUR PROPERTY MANAGER; THEREFORE, THEY WILL NOT KNOW THE STATUS OF YOUR APPLICATION UNTIL IT HAS BEEN APPROVED OR DENIED



Investors Realty, Inc
Home and Land Rental Division

Home Rental Application Requirements

Application Criteria as of February 1, 2021

All rentals must be lessee occupied. All applicants will have their names listed on the lease documents. We generally do not accept co-signers.

All applicants will have their credit report, income documentation, criminal history, employment, and previous rental experience evaluated for the application process.

Any person over the age of 18 who will reside in the home but will not have their name added to the lease documents will hereby be known as an "Approved Occupant" not an "Applicant". An Approved Occupant must also be approved to live in the community. Occupants will have only their criminal history evaluated; their income and work history will not be evaluated, considered, or weighted towards the criteria. Occupancy requirements are no more than 2 persons per bedroom per Delaware Code.

CRITERIA

- NET Monthly Income must be equal to or greater than 3x's the monthly rent.
- Must show proof of 1 year of steady and reliable employment. This will be a letter of employment on company letterhead. This letter must include date of hire, title, base salary, or hourly rate and number of hours scheduled per week.
- Minimum Credit Score of 650.
- Debt to Income ratio will ideally be below 35%.
- Must supply us with 1 months' worth of latest pay statements.
- Must supply us with latest bank statement.
- No unpaid balances due to creditors or vehicle repossessions in last 2 years.
(Consideration will be given for medical bills and student loans)
- No evictions or landlord tenant actions. No liens or judgments of any kind.
- Criminal History will be evaluated, and the following are instant denials:
 - Sex Offenders of any tier will not be permitted to live in any of our communities.
 - No misdemeanor and/or felony charges and/or convictions in last 7 years
 - No drug or alcohol related charges and/or convictions in last 10 years
 - No weapons or violent offense charges and/or convictions.

No application will be processed unless all information is completed, proper documentation presented, application is signed and dated, and the non-refundable application fee (payable only by cashier check or money order) is paid in full. Please carefully read all the information and complete the application thoroughly. Incomplete applications will be denied, and you would be required to reapply with a separate non-refundable application fee.



Investors Realty, Inc
Home & Land Rent Division

Manufactured Home Community Land Rent Application Requirements

Application Criteria as of February 1, 2022

All homes must be owner occupied. All applicants will have their names listed on the title of the home, the mortgage/loan documents when applicable, as well as the lot rent/land lease documents. We generally do not accept co-signers.

All applicants will have their credit report, income documentation, criminal history, employment, and previous rental experience evaluated for the application process. Background checks will be run for all occupants at yearly renewal periods and/or if there is reasonable suspicion of illegal activity.

Any person over the age of 18 who will reside in the home but will not have their name added to the title, mortgage, or lease documents will hereby be known as an "Approved Occupant" not an "Applicant". An Approved Occupant must also be approved to live in the community. Occupants will have only their criminal history evaluated; their income and work history will not be evaluated, considered, or weighted towards the criteria.

CRITERIA

- NET Monthly Income must be equal to or greater than 4x's Monthly Rent.
- Must supply either proof of mortgage/loan amount or Title/Bill of Sale as proof of ownership.
- Must show proof of 1 year of steady and reliable employment. This will be a letter of employment on company letterhead. This letter must include date of hire, title, base salary, or hourly rate and number of hours scheduled per week.
- Minimum Credit Score of 550.
- Debt to Income ratio will ideally be below 40%.
- Must supply us with 1 months' worth of latest pay statements.
- Must supply us with latest bank statement.
- No unpaid balances due to creditors or vehicle repossessions in last 2 years. (Consideration will be given for medical bills and student loans)
- No evictions or landlord tenant actions. No liens or judgments of any kind.
- Criminal History will be evaluated, and the following are instant denials:
 - Sex Offenders of any tier will not be permitted to live in any of our communities.
 - No misdemeanor and/or felony charges and/or convictions in last 7 years
 - No drug or alcohol related charges and/or convictions in last 10 years
 - No weapons or violent offense charges and/or convictions.

No application will be processed unless all information is completed, proper documentation presented, application is signed and dated, and the non-refundable application fee (payable by cashier's check or money order) is paid in full. Please carefully read all the information and complete the application thoroughly. **Incomplete applications will be denied, and you would be required to reapply with a separate non-refundable application fee.**



Investors Realty, Inc
Home & Land Rent Division
1685 S State St
Dover DE 19901

APPLICATION FOR LAND & HOME RENTALS

Address of Desired Rental: _____

Referred By: _____

Total Number of Occupants – Including Lease Holders: _____ Total Occupants Over 18: _____

APPLICANT #1:

First Name: _____ MI: _____ Last Name: _____

Date Of Birth: _____ SSN: _____ - _____ - _____

E-mail Address: _____ Cell Phone: _____

CURRENT ADDRESS:

Street Address: _____

City: _____ State: _____ Zip Code: _____

Own Home Rent Home Live with Family/Friend Rent with Roommate

Current Landlord: _____ Phone: _____

How Long: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

PREVIOUS ADDRESS:

Street Address: _____

City: _____ State: _____ Zip Code: _____

Owned Home Rented Home Lived with Family/Friend Rented with Roommate

Previous Landlord: _____ Phone: _____

How Long: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

CURRENT EMPLOYER

Employer: _____ Phone: _____

Address: _____ City: _____ State: _____

Title/Position: _____ Monthly NET Income: \$ _____

Supervisor: _____ Phone: _____

How Long On The Job: _____ Frequency of Pay: Weekly Bi-Weekly Monthly

OTHER INCOME

Amount Per Month: _____ From What Source: _____

BACKGROUND INFORMATION

Have you ever been evicted from any tenancy? YES NO

How many times have you paid late in the last 12 months? Never 1-3 4-6 7-9 10-12

Have you ever been taken to court for non-payment of rent or any other bills? YES NO

Have you ever declared bankruptcy? YES NO If yes, when? _____

Have you ever initiated a lawsuit against any person or company? YES NO If yes, please explain:

Have you, or any person who will now, or in the future, reside in your home ever been convicted of a felony?

YES NO If yes, please explain: _____

Are you aware of any circumstances which would affect your employment or income in the foreseeable future?

YES NO If yes, please explain: _____

MOTOR VEHICLE INFORMATION FOR APPLICANT #1

Total number of vehicles that will be registered with the Community for parking: _____

Vehicle #1 Year: _____ Make: _____ Model: _____

Color: _____ Plate#: _____ State: _____

Vehicle #2 Year: _____ Make: _____ Model: _____

Color: _____ Plate#: _____ State: _____

APPLICANT #2:

First Name: _____ MI: _____ Last Name: _____

Date Of Birth: _____ SSN: _____ - _____ - _____

E-mail Address: _____ Cell Phone: _____

CURRENT ADDRESS FOR APPLICANT 2:

Street Address: _____

City: _____ State: _____ Zip Code: _____

Own Home Rent Home Live with Family/Friend Rent with Roommate

Current Landlord: _____ Phone: _____

How Long: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

PREVIOUS ADDRESS FOR APPLICANT 2:

Street Address: _____

City: _____ State: _____ Zip Code: _____

Owned Home Rented Home Lived with Family/Friend Rented with Roommate

Previous Landlord: _____ Phone: _____

How Long: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

CURRENT EMPLOYER FOR APPLICANT 2:

Employer: _____ Phone: _____

Address: _____ City: _____ State: _____

Title/Position: _____ Monthly NET Income: \$ _____

Supervisor: _____ Phone: _____

How Long On The Job: _____ Frequency of Pay: Weekly Bi-Weekly Monthly

OTHER INCOME FOR APPLICANT 2:

Amount Per Month: \$ _____ From What Source: _____

BACKGROUND INFORMATION FOR APPLICANT 2:

Have you ever been evicted from any tenancy? YES NO

How many times have you paid late in the last 12 months? Never 1-3 4-6 7-9 10-12

Have you ever been taken to court for non-payment of rent or any other bills? YES NO

Have you ever declared bankruptcy? YES NO If yes, when? _____

Have you ever initiated a lawsuit against any person or company? YES NO If yes, please explain:

Have you, or any person who will now, or in the future, reside in your home ever been convicted of a felony?

YES NO If yes, please explain: _____

Are you aware of any circumstances which would affect your employment or income in the foreseeable future?

YES NO If yes, please explain: _____

MOTOR VEHICLE INFORMATION FOR APPLICANT 2:

Total number of vehicles that will be registered with the Community for parking: _____

Vehicle #1 Year: _____ Make: _____ Model: _____

Color: _____ Plate#: _____ State: _____

EMERGENCY CONTACT INFORMATION FOR APPLICANT 1:

Name: _____ Phone Number: _____

Address: _____

Relationship: _____

EMERGENCY CONTACT INFORMATION FOR APPLICANT 2:

Name: _____ Phone Number: _____

Address: _____

Relationship: _____

PET INFORMATION:

Do you , or anyone that will reside in your household, have a pet(s)? YES NO

If yes, how many: _____

Type & Breed of pet(s): _____

I hereby certify that the answer(s) I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by me will be sufficient grounds for lease termination and loss of any security deposit.

Applicant #1

Applicant #2

I understand that the review process takes 10-14 business days from the date of submission and my Property Manager is not the decision maker.

Applicant #1

Applicant #2

Applicant(s) Statement: For the purpose of procuring rental and/or lease renewal of the referenced premises and to determine credit worthiness as a tenant of the premises to be rented, I the undersigned furnished the above as true, full, and correct statement as of the date given, and hereby authorizes Investors Realty, Inc, any of its communities, its owners and/or agents, now and at any time in the future, so long as there is any rental loan, debt, or business relationship between the above parties to (1) verify any statements made herein and to obtain a credit report from any credit source, and (2) to interview third parties such as employers, business associates, financial sources, current and former landlords, neighbors, and (3) to contact any police department or governmental agency, requesting information as to any criminal charge or convictions against applicants, and (4) to report to any credit reporting agency applicant's failure to pay as agreed within the lease agreement entered in between applicant and owner in reliance of this application. Applicant(s) further agree to inform owner, via its agent, of ANY changes in their status as shown on this application.

Applicant #1

Date

Applicant #2

Date

OFFICE USE ONLY Date Received: _____ Application Fee Paid: YES NO



Investors Realty, Inc
 Home & Land Rent Division
 1685 S State St
 Dover DE 19901

* Beechwood * Clayton Court * Forest Grove * Lakeland * Nottingham * St Jones Landing *
 * Southern Meadows * Southwood Acres * Walkers Meadow * Walkers Mill * Whispering Pines *

BACKGROUND AUTHORIZATION FORM

I authorize a representative of Investors Realty, Inc to request and/or receive any and all pertinent information on my current address and/or complete background which will be used to review my request to become an Authorized Occupant in one of their communities. This includes but is not limited to a full background check. I understand this is a requirement for anyone over the age of 18 who will be residing in the home, using the rental address as their mailing address, or staying in the home more than 3 days per week. I understand after the signing of this agreement, Investors Realty, Inc may use this information to request and/or receive a Background Check at any time to ensure I still meet the qualifications to be an Authorized Occupant in one of their communities. I understand and agree that failure to meet the qualifications and/or requirements for any of their communities will result in the immediate termination of my pending/current approval and could result in the termination of the Lease for the Lease Holder.

Applicant Printed Name: _____

Social Security Number: _____ - _____ - _____ Date of Birth: _____

Current Address: _____

Address & Community of desired residency: _____

List counties & States lived in within the last 10 years: _____

(Example: Kent, Delaware)

Copy of valid Government Issued ID attached? YES NO

Applicant Signature: _____ Date Signed: _____

<p>FOR OFFICE USE ONLY:</p> <p>Date Submitted: _____ Requested By: _____ Entered By: _____</p> <p>Approved: <input type="checkbox"/> Denied: <input type="checkbox"/> _____</p> <p>Processor Signature & Date: _____</p>



Investors Realty, Inc
 Home & Land Rent Division
 1685 S State St
 Dover DE 19901

* Beechwood * Clayton Court * Forest Grove * Lakeland * Nottingham * St Jones Landing *
 * Southern Meadows * Southwood Acres * Walkers Meadow * Walkers Mill * Whispering Pines *

BACKGROUND AUTHORIZATION FORM

I authorize a representative of Investors Realty, Inc to request and/or receive any and all pertinent information on my current address and/or complete background which will be used to review my request to become an Authorized Occupant in one of their communities. This includes but is not limited to a full background check. I understand this is a requirement for anyone over the age of 18 who will be residing in the home, using the rental address as their mailing address, or staying in the home more than 3 days per week. I understand after the signing of this agreement, Investors Realty, Inc may use this information to request and/or receive a Background Check at any time to ensure I still meet the qualifications to be an Authorized Occupant in one of their communities. I understand and agree that failure to meet the qualifications and/or requirements for any of their communities will result in the immediate termination of my pending/current approval and could result in the termination of the Lease for the Lease Holder.

Applicant Printed Name: _____

Social Security Number: _____ - _____ - _____ Date of Birth: _____

Current Address: _____

Address & Community of desired residency: _____

List counties & States lived in within the last 10 years: _____

(Example: Kent, Delaware)

Copy of valid Government Issued ID attached? YES NO

Applicant Signature: _____ Date Signed: _____

<p>FOR OFFICE USE ONLY:</p> <p>Date Submitted: _____ Requested By: _____ Entered By: _____</p> <p>Approved: <input type="checkbox"/> Denied: <input type="checkbox"/> _____</p> <p>Processor Signature & Date: _____</p>
