



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: \$35 (non-refundable)
Security Deposit: \$100 (refundable)
Reservation Fee: \$150 (non-refundable)

Name:
Permanent Address:
City: St: ZIP:
Phone:
Local Address:
City: St: ZIP:
Phone: Cell phone:
Driver's License Number: State:
Social Security Number: Date of Birth: (month/day/year)
Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman
Anticipated Graduation Date:
Attending University? If Yes, name of University
Email Address:
Vehicle Make: Model: Year: Plate #: Color:
Desired Move-In Date:
How were you referred to Campus Lodge?

Present Employer: Position:
Business Address: Phone Number:
Supervisor: Employed Since:

TOTAL ANTICIPATED INCOME FROM DATE OF MOVE-IN THROUGH THE END OF THE LEASE AGREEMENT

Gross Salary: \$ Please Circle One: Hourly Weekly Monthly Yearly
Supplemental Income (financial aid):\$

Parent, Guardian or Emergency Contact:
Name:
Address:
City: St: ZIP:
Home Phone: Employer: Work Phone:
Email address:

Floor Plan Options: Room assignments are based on availability, submittal of required forms, application approval, payment of all fees and security deposit and execution of lease agreement. Please circle your bedroom preference and if you need roommate matching assistance.

All units are 4 bedroom 4 bathroom
Bedroom Preference (A, B, C, D)
Requested Roommates
I need roommate matching assistance (Y or N)

INSTRUCTIONS: To complete the application process:
Submit completed application with payment of all fees and deposit. The completed and signed Guaranty of Lease form must be received within seven (7) days of receipt of your application; otherwise your apt/room will be released to others. All fees must be in the form of a personal check, money order, or credit card made payable to Campus Lodge. The security deposit and reservation fee should be in the form of a separate money order, personal check, or credit card from the application processing fee.

By signing below, I represent that:
a) All information contained herein is true and correct.
b) I understand a financially responsible Guarantor is required for students who do not meet the required credit/income criteria and that this Guarantor must also meet all approval requirements. Failure to provide a Guarantor will entitle us to refuse your application and retain applicable fees paid as liquidated damages. You are additionally responsible to the lease contract and your obligation(s). Not qualifying to reside off campus, transferring to another university, etc. is not a release of your lease contract obligation. There is furthermore no acceptable or excusable means of canceling the lease contract.
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. An applicant who meets the required credit/income criteria will not need a guarantor and in such case, credit and background check will be run on Applicant only.
d) My permission is not required for Ambling to lease vacant bedrooms in the apartment assigned to me.
e) Roommate compatibility is not guaranteed.

Applicant's Signature: Date:
Representative Signature: Date:





Roommate Profile Form

The following information will be used for roommate matching only. Please complete this form honestly so that you can reduce the likelihood of roommate conflicts during your residency.

2009-2010 Class: Freshman Sophomore Junior Senior Graduate Student
Prefer to live with: Males Only Females Only Co-Ed*

***(Opposite sex roommates require written acknowledgement from the guarantor, as well as all roommates)**

Major(s): _____
Local Telephone Number: _____ Permanent Telephone Number: _____
E-mail Address: _____ Cell Telephone Number: _____
Requested Roommate(s): 1.) _____ 2.) _____
3.) _____

Smoking: I smoke. I do not smoke I prefer to live in a smoke-free environment.
By checking non-smoking, you acknowledge that smoking will not be permitted in the unit you are assigned to and that failure to abide by the policy will require you to pay a fee and transfer to a smoking unit if one exists.

Drinking: I drink. I do not drink. I cannot drink, as I am not of age.
 I prefer to live in an alcohol-free environment.

Noise: Other people consider me to be a quiet person.
 Other people consider me to be an average person.
 Other people consider me to be a loud person.

Cleaning: I like to clean every night.
 I like to clean once a week.
 I like to clean once a month.
 I like to clean once a semester.

Cooking: I plan to cook every night. I plan to cook once a week. I do not plan to cook.

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 at the library, in a classroom or another on-campus building.
 I study 0-2 times per week. I study 2-5 times per week. I study daily.

Schedule: I have mostly morning classes. I have mostly evening classes.
 I am a morning person. I am a night person.

On most weeknights I like to:
 Watch TV Go Out Study Entertain Friends Listen to Music Talk on the Phone

On most weekends I like to:
 Watch TV Go Out Study Entertain Friends Listen to Music Talk on the Phone

I would be interested in contributing the following items for general use in the apartment:
 Kitchenware Electronics Decorative Items Small Appliances Supplemental Furniture

Campus Lodge has my permission to release this information to prospective roommates.

Printed Name _____ Apartment Number _____
Signature _____ Date _____



Guaranty of Lease

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution of that certain Lease Agreement (the "Lease"), which commences on the _____ day of _____, **20** and ends on the ____ day of _____, **20** for a total base rental of \$_____ to be paid in _____ equal installments of \$_____, between AMBLING MANAGEMENT COMPANY, as agent for the owner of the **Campus Lodge Apartments** as "LANDLORD" and _____, as "RESIDENT", regarding a portion of the premises known as **2900 South Old Highway 63**, Apt _____ Bedroom _____ in **Columbia, MO 65201** (the "Premises"); the undersigned Guarantor, either a parent, legal guardian or indemnitor of the Resident named herein 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 Resident under the Lease, as well as all other covenants, terms, conditions and agreements of the Lease to be performed and observed by the Resident. Guarantor hereby covenants and agrees that if default shall at any time be made by the Resident in the payment of any such rent or the performance of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay to Landlord, within 10 days of Landlord mailing notice of default to Guarantor, such rent and other sums and charges due the Landlord, and/or perform and fulfill all of 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 consequence of any default by the Resident 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 Resident of all obligations of Resident to Owner under the Lease identified above, including but not limited to, extensions or renewals of the Lease; when Resident 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 of performance. It shall be enforceable against the Guarantor, without the necessity of any suit or proceedings on the Landlord's part of any kind or nature whatsoever against the Resident and without the necessity of any notice of nonpayment, non-performance, non-observance or acceptance of this Guaranty, or any other notice or demand, all of which the Guarantor hereby expressly waives. The Guarantor hereby agrees that the validity of the Guaranty and the obligations of the Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of the relief of Resident from any of the Resident'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 Resident or any other parties responsible. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in the State of Missouri 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 Missouri.

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 Landlord to the Resident or by reason of any other accommodations, alterations, modifications or other indulgences granted by Landlord to Resident, 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 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 will run a credit check on the Guarantor and a criminal background check on the Resident to determine application approval.

Permission IS or IS NOT (circle one) granted for Resident to live in a coed apartment. _____
(Guarantor must sign).

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty this _____ day of _____, 200_.

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 _____, 200_, 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

