



**UMH PROPERTIES, INC.
RESIDENCY APPLICATION**

Welcome to our Manufactured Housing Community. The rental application fee is **\$50.00 per person named in the lease**, payable to (Community) _____.

Your application for residency can be denied for the following reasons: 1) Failure to pay the application fee; 2) False information on the application; 3) Failure to provide all required information; 4) Unsatisfactory credit; 5) Unsatisfactory landlord or other references; 6) Failure to meet residency requirements; 7) Insufficient income; 8) Criminal history.

PLEASE PRINT OR TYPE CLEARLY

PERSONAL INFORMATION*

*** All applicants must provide a driver’s license, passport, and/or state-issued photo identification card. All applicants must also provide either a Social Security card or an Individual Taxpayer Identification Number (ITIN) card.**

Applicant _____	Co-Applicant - Relationship _____
Prefix (Mr., Mrs., Ms., Miss, Dr., etc.) _____	Prefix (Mr., Mrs., Ms., Miss, Dr., etc.) _____
First Name _____	First Name _____
Middle Name _____	Middle Name _____
Last Name _____	Last Name _____
Suffix (I, II, III, Jr., Sr., etc.) _____	Suffix (I, II, III, Jr., Sr., etc.) _____
Date of Birth _____	Date of Birth _____
Social Security # _____	Social Security # _____
Driver’s License # / State _____	Driver’s License # / State _____
ITIN # _____	ITIN # _____
Email address _____	Email address _____
Home phone # _____	Home phone # _____
Cell phone # _____	Cell phone # _____ Work phone # _____
_____ Work phone # _____	

Other Residents 18 Years of Age or Older _____ Date of Birth _____ Social Security # / ITIN # _____

*** Please note that a maximum of two persons per bedroom may reside in a manufactured home unless local law imposes stricter limits. An infant under the age of 12 months shall not be considered when calculating this occupancy requirement.**

1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____



PETS*

*** You will be required to provide proof of licensing, inoculations and a photo on an annual basis. No more than two pets are permitted in rental homes. Some communities do not permit any pets in rental homes. Please speak with community management about the community’s specific pet policy.**

Kind, Breed, M/F, Spayed/Neutered, Weight, Age, Veterinarian

1. _____
2. _____

RESIDENTIAL HISTORY

Applicant

Current Street Address _____

Municipality _____

County _____

State _____

Zip Code _____

Own _____ Rent _____ Other _____

Landlord/Mortgagor _____

Phone _____

Move-in date _____

Monthly Payment _____

Reason for Moving _____

Co-Applicant

Current Street Address _____

Municipality _____

County _____

State _____

Zip Code _____

Own _____ Rent _____ Other _____

Landlord/Mortgagor _____

Phone _____

Move-in date _____

Monthly Payment _____

Reason for Moving _____

Please list any and all other addresses where you have resided over the past 7 years:

PRIOR ADDRESS #1

Street Address _____

Municipality _____

County _____

State _____

Zip Code _____

Own _____ Rent _____ Other _____

Landlord/Mortgagor _____

Phone _____

Monthly Payment _____

Move-in date / Move-out date _____

Street Address _____

Municipality _____

County _____

State _____

Zip Code _____

Own _____ Rent _____ Other _____

Landlord/Mortgagor _____

Phone _____

Monthly Payment _____

Move-in date / Move-out date _____

PRIOR ADDRESS #2

Street Address _____

Street Address _____



Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

PRIOR ADDRESS #3

Street Address _____
Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

Street Address _____
Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

PRIOR ADDRESS #4

Street Address _____
Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

Street Address _____
Municipality _____
County _____
State _____
Zip Code _____
Own _____ Rent _____ Other _____
Landlord/Mortgagor _____
Phone _____
Monthly Payment _____
Move-in date / Move-out date _____

PRIOR ADDRESS #5

Street Address _____
Municipality _____
County _____

Street Address _____
Municipality _____
County _____



State _____
 Zip Code _____
 Own _____ Rent _____ Other _____
 Landlord/Mortgagor _____
 Phone _____
 Monthly Payment _____
 Move-in date / Move-out date _____

State _____
 Zip Code _____
 Own _____ Rent _____ Other _____
 Landlord/Mortgagor _____
 Phone _____
 Monthly Payment _____
 Move-in date / Move-out date _____

Please use additional sheets of paper if necessary to include any remaining addresses over the past 7 years.

PROOF OF INCOME*

***Provide proof of employment or other forms of income (W-2, tax return, court order, other)**

Applicant

Co-Applicant

1. Employer _____
 Annual salary \$ _____
 Address _____
 Phone _____
 Position _____
 Supervisor _____
 Length of time at employer _____

Employer _____
 Annual salary \$ _____
 Address _____
 Phone _____
 Position _____
 Supervisor _____
 Length of time at employer _____

Provide prior employer information if employed at current job for less than one year.

2. List all sources and amounts of income other than employment income (if you wish to have them considered to meet the income qualification requirement)
 (E.g., alimony, child support, pension, disability, etc.)

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 (E.g., alimony, child support, pension, disability, etc.)

CRIMINAL HISTORY

Has either Applicant, or any person to reside in the home, ever pled guilty / been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of federally assisted housing? _____ Yes _____ No

If the answer is "yes", please explain and give dates: _____

Is either Applicant, or any person to reside in the home, subject to a lifetime registration requirement under a State sex offender registration program? _____ Yes _____ No



LITIGATION HISTORY

Has either Applicant ever been party to any lawsuit, eviction, judgment, bankruptcy, foreclosure or other litigation, or broken a lease? _____ Yes _____ No

If the answer is "yes", please explain, give dates, and amount of any unsatisfied judgment:

OTHER INFORMATION

Applicant

Automobiles

Make – Year – Color – License – State

- 1. _____
- 2. _____

Co-Applicant

Automobiles

Make – Year – Color – License – State

- 1. _____
- 2. _____

In case of emergency, contact:

Applicant

Name – Relationship – Address – Phone

Co-

Applicant

Name – Relationship – Address – Phone

*****HOW DID YOU HEAR ABOUT OUR COMMUNITY? _____**

MANUFACTURED HOME INFORMATION

Year _____ Make _____ Model _____ Size _____ Serial # _____

Bedrooms/Bathrooms _____ Date of Purchase _____ Dealer _____

Type of Heat: _____ Oil _____ Gas _____ Electric _____ Other _____ Required # amps _____

Gas Co. _____ Phone _____ Oil Co. _____ Phone _____

Title Owner _____ Titled in State of _____

Financed by _____



Company Address _____

Phone # _____

Desired Lot _____ Desired date _____ Length of occupancy _____

I certify that the above information is correct and I understand that this application may be revoked if any information furnished herein is found to be false. I authorize Landlord to obtain information deemed desirable in processing this application, including but not limited to: credit reports, civil or criminal actions, rental history, employment history, police and vehicle records; and I release Landlord, its employees and agents from all liability for any damage incurred in furnishing or obtaining such information. Upon approval, I agree to execute a lease before possession is given. I shall be given a copy of the lease, including rules and regulations. I agree to pay the security deposit, if any, and the first month's rent within five days after being notified of approval, time being of the essence; failing which, the application fee shall be retained by Landlord as the agreed compensation for credit investigation, processing and verification of the application, other expenses and/or loss of rent, and the Landlord shall have no further obligation to me. In no event is the application fee refundable. I hereby waive any claim for damages by reason of non-acceptance of this application which the Landlord or his agent may reject without stating reason for doing so. I understand that this application will be incorporated into my Lease.

Applicant

Co-Applicant

Name Date

UMH Properties, Inc.

Name Date

By: Date

Disclosure

By signing below, you acknowledge and understand that in connection with your application for residential tenancy with UMH Properties, Inc., we may now, or at any time you are leasing from UMH Properties, Inc. obtain a "consumer report" and/or an "investigative consumer report" on you from **TRAK-1 TECHNOLOGY**, a consumer reporting agency, or from any third party, in strict compliance with both state and federal law. A consumer report is any communication of information by a consumer reporting agency bearing on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used for purposes of serving as a factor in establishing your current and/or continuing eligibility for residential purposes. An investigative consumer report is obtained through personal interviews with individuals who may have knowledge of your character, general reputation, personal characteristics, or mode of living. The consumer reports or investigative consumer reports may contain public record information which may be requested or made on you including, but not limited to: consumer credit, criminal records, civil cases in which you have been involved, driving history records, education records, previous employment history, workers compensation claims history, social security traces, military records, professional licensure records, eviction records, drug testing, government records, and others. You further understand that these reports may include reasons for your evictions at other residential complexes, if applicable. You also acknowledge and understand that information from various federal, state, local, and other agencies which contain information about your past activities will be requested. You are hereby notified that you have the right to make a timely request for a copy of the scope and nature of the above investigative background report and/or a complete copy of your consumer report contained in UMH Properties, Inc.'s files on you at the time of your request by providing proper identification and the payment of any legally permissible fees. You are further notified that, in the event you are denied tenancy, you will be provided the name, address and telephone number of the consumer reporting agency and a description in writing of your rights under the Fair Credit Reporting Act. Correspondence to **TRAK-1 TECHNOLOGY** shall be directed to: **TRAK-1 TECHNOLOGY; CONSUMER DISPUTES; P.O. BOX 52028; TULSA, OKLAHOMA, 74152; 918-779-7000.**

THE FAIR CREDIT REPORTING ACT GIVES YOU SPECIFIC RIGHTS IN DEALING WITH CONSUMER REPORTING AGENCIES. YOU WILL BE GIVEN A SUMMARY OF THESE RIGHTS TOGETHER WITH THIS DOCUMENT.

AUTHORIZATION

By signing below, you hereby authorize, without reservation, **TRAK-1 TECHNOLOGY** or any third party contacted by this organization to furnish the above-mentioned and requested information. You further authorize ongoing procurement of the above-mentioned information, reports and records at any time during your residential tenancy or in the course of considering you for residential tenancy. You also agree that a fax or photocopy of this authorization with your signature is accepted as having the same authority as the original. You further authorize and



request, without reservation, any present or former employer, landlord, school, police department, financial institution, division or motor vehicles, consumer reporting agencies, or other persons or agencies having knowledge about you to furnish [LANDLORD/COMPANY NAME] with any and all background information in their possession regarding you, so that your residential tenancy qualifications may be evaluated and/or reassessed.

ACKNOWLEDGEMENT OF RECEIPT OF SUMMARY OF RIGHTS

By signing below, you certify: (1) that you have read and fully understand this disclosure and authorization; (2) that all of the information you are providing is true, complete, correct, and accurate; (3) that you acknowledge that you have received the attached summary of your rights under the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.). The following is information required in order for [LANDLORD/COMPANY NAME] to obtain a complete consumer report.

Signed this _____ day of _____, 20____.

Applicant

Co-Applicant

_____	_____	_____	_____
Name	Date	Name	Date

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. These are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.ftc.gov/credit or write to: Consumer Response, Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment-or to take another adverse action against you-must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your "file disclosure"). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - o a person has taken adverse action against you because of information in your credit report;
 - o you are the victim of identity theft and place a fraud alert in your file;
 - o your file contains inaccurate information as a result of fraud;
 - o you are on public assistance; o you are unemployed but expect to apply for employment within 60 days.

In addition, by September 2007 all consumers will be entitled to be one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.ftc.gov/credit for additional information. • **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from mortgage lender.

- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.ftc.gov/credit for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information is has verified as accurate.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more then seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need—usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.ftc.gov/credit.
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-



888-567-8688). • **You may seek damages from violators.** If a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.ftc.gov/credit.

- Office Use Only -

Date of Application _____

Application Received By _____

Reference Verification

Name/**Community**

Present Address _____

Approved _____ Disapproved _____

Previous Address _____

Date of Approval/Disapproval _____

Employment _____

Signature _____

Bank _____

Lot Address _____

Credit _____

Date of Occupancy _____

Loans _____

Comments _____

Deposits: Date/Amount _____ Date/Amount _____ Date/Amount _____