UMH PROPERTIES, INC.
RESIDENCY APPLICATION

Welcome to our Manufactured Housing Community. The non-refundable rental application fee is **$50.00 per person named in the lease**, payable to ____. Availability is not guaranteed, applications are processed on a first come-first served basis.

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; and/or 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 provided otherwise by local law. A child under the age of 2 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	Co-Applicant
Current Street Address ____________________	Current Street Address ____________________
______________________________________	______________________________________
Municipality ___________________________	Municipality ___________________________
County _______________________________	County _______________________________
State ________________________________	State ________________________________
Zip Code _____________________________	Zip Code _____________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor ___________________	Landlord/Mortgagor_____________________
Phone________________________________	Phone _________________________________
Move-in date _________________________	Move-in date __________________________
Monthly Payment ______________________	Monthly Payment _______________________
Reason for Moving _____________________	Reason for Moving _______________________

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

PRIOR ADDRESS #1

Street Address _________________________	Street Address ________________________
Municipality ___________________________	Municipality ___________________________
County _______________________________	County _______________________________
State ________________________________	State ________________________________
Zip Code _____________________________	Zip Code _____________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor____________________	Landlord/Mortgagor _____________________
Phone________________________________	Phone _________________________________
Monthly Payment ______________________	Monthly Payment _______________________
Move-in date / Move-out date______________	Move-in date / Move-out date______________

PRIOR ADDRESS #2

Street Address ____________________	Street Address __________________________
Municipality ___________________________	Municipality ___________________________
County _______________________________	County _______________________________
State ________________________________	State ________________________________
Zip Code _____________________________	Zip Code _____________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor____________________	Landlord/Mortgagor _____________________
Phone________________________________	Phone _________________________________

Monthly Payment ______________________	Monthly Payment ________________________
Move-in date / Move-out date______________	Move-in date / Move-out date______________

PRIOR ADDRESS #3

Street Address _________________________	Street Address __________________________
Municipality ___________________________	Municipality ____________________________
County _______________________________	County _________________________________
State ________________________________	State ___________________________________
Zip Code _____________________________	Zip Code ________________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor____________________	Landlord/Mortgagor _____________________
Phone________________________________	Phone __________________________________
Monthly Payment ______________________	Monthly Payment ________________________
Move-in date / Move-out date______________	Move-in date / Move-out date______________

PRIOR ADDRESS #4

Street Address _________________________	Street Address __________________________
Municipality ___________________________	Municipality ____________________________
County _______________________________	County _________________________________
State ________________________________	State ___________________________________
Zip Code _____________________________	Zip Code ________________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor____________________	Landlord/Mortgagor _____________________
Phone________________________________	Phone __________________________________
Monthly Payment ______________________	Monthly Payment ________________________
Move-in date / Move-out date______________	Move-in date / Move-out date______________

PRIOR ADDRESS #5

Street Address _________________________	Street Address __________________________
Municipality ___________________________	Municipality ____________________________
County _______________________________	County _________________________________
State ________________________________	State ___________________________________
Zip Code _____________________________	Zip Code ________________________________
Own_____Rent_____Other _______________	Own______Rent______Other_______________
Landlord/Mortgagor____________________	Landlord/Mortgagor _____________________
Phone________________________________	Phone __________________________________
Monthly Payment ______________________	Monthly Payment ________________________
Move-in date / Move-out date______________	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_________________________________	Employer _________________________
Annual salary $ ____________________________	Annual salary $_____________________
Address __________________________________	Address ___________________________
Phone ____________________________________	Phone ____________________________
Position __________________________________	Position ___________________________
Supervisor ________________________________	Supervisor__________________________
Length of time at employer ________________	Length of time at employer _________

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

Applicant	Co-Applicant
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.)	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.)
____	______________________________________
____	______________________________________
____	______________________________________

CRIMINAL HISTORY

Has either Applicant, or any person to reside in the home, ever pled guilty / been convicted of a criminal offense (misdemeanor or felony) in the past ten years? _______ Yes ________No

If the answer is “yes”, please explain and give dates: _________________________________

____

Is either Applicant, or any person to reside in the home, actively on probation or parole resulting from any of the crimes mentioned above? __________ Yes __________No

Is either Applicant, or any person to reside in the home, subject to a 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 COMMUNTY? ____**

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

EQUAL HOUSING OPPORTUNITY

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	Name	Date

UMH Properties, Inc.

By: Date

EQUAL HOUSING OPPORTUNITY

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 **RENT BUTTER**, 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 you 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 **RENT BUTTER** shall be directed to: **RENT BUTTER; 22 W Washington St, Ste 1500; Chicago, ILLINOIS, 60602; 312-448-6605; email: help@rentbutter.com.**

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, **RENT BUTTER** 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 UMH Properties, Inc., with any and all background information in their possession regarding you, so that your residential tenancy qualifications may be evaluated and/or reassessed.

ACKNOWLEGEMENT 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 UMH PROPERTIES, INC., 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:
    - a person has taken adverse action against you because of information in your credit report;
    - you are the victim of identity theft and place a fraud alert in your file;
    - your file contains inaccurate information as a result of fraud;
    - you are on public assistance;
    - 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 ___________________________

<u>Reference Verification</u> Name/**Community**

Present Address _______ _______ Approved __________ Disapproved __________________

Previous Address ______ _______ Date of Approval/Disapproval _______________________

Employment ______ _______ Signature

____

Bank ______ _______ Lot Address ____

Credit ______ _______ Date of Occupancy __________________________________

Loans ______ _______

Comments

____

<u>Deposits</u>: Date/Amount _____________________Date/Amount _________________Date/Amount ________________