

Hawkeye Towers Apartments

How do I reserve a room for 2012-2013 school year?

Thank you for choosing to make Hawkeye Towers Apartments your home for next school year!

We need the following to process your application:

- Student Application (Completely filled out and signed by applicant and guarantor)
- Copy of Student's valid Driver's License/valid State ID
- Copy of Guarantor's valid Driver's License/ valid State ID
- \$25.00 application processing fee (Please make check or money order out to "Heritage Property Management") (non-refundable)
- \$200.00 security Deposit (Please make check or money order out to "JWWS, LLC")(refundable upon move-out inspection)

We will process your application as soon as all the above items are provided to us. When possible, please return all of the necessary items together.

Please mail completed packet to:

**Hawkeye Towers Apartments
6025 Donegal Cir.
Waterloo IA 50701**

QUESTIONS?

Q-What happens after I apply?

A-After we process your application we will send you a letter of approval within 30 days to let you know your room has been reserved.

Q-When do I sign a lease?

A-You will receive your lease along with all paperwork that will need signatures in the mail approximately one month before your move in date.

Q-What are my actual lease dates?

A-All leases are 12 month leases. The lease dates are August 8, 2012(Wednesday) through July 30th 2013 (Tuesday)

Q-What if I want to live with 1-3 of my friends?

A-Simply write your friends name(s) on the part of the application listed as "Roommate Requests."

Q-What if I have don't know anyone I would like to live with?

A-If you don't know anyone you would like to live with, or only know one or two people you would like to be your roommates, we offer roommate matching. We do our best to take students with similar interests, age, and lifestyles and match them as roommates. All roommate matches will be either all female or all male.

Q-Does Hawkeye Towers Apartments allow co-ed roommates?

A-No, all roommates must be the same sex.

Q-What happens if my roommate doesn't pay their rent?

A-You are only responsible for your own lease. If your roommate's account isn't kept current, it doesn't affect you. Have peace of mind, you are only responsible for yourself.

Please visit our website at WWW.HAWKEYETOWERSAPARTMENTS.COM

Hawkeye Towers Apartments Rental Application

6025 Donegal Circle
Waterloo, IA 50701

To apply for your student housing at Hawkeye Towers Apartments, simply submit the following application. A \$200.00 deposit and a \$25.00 non-refundable application fee is due upon returning the application. Please include a copy of the Applicant's and the Guarantor's valid Driver's License. Application is subject to approval and subsequent delivery of a lease covering premises. Please call (319) 234-6400 if you have any questions.

Personal Data (Please Print)

Applicant Name: _____ Phone: (_____) _____
Last First MI
Social Security Number: _____ Date of Birth: _____
Current Address: _____ City: _____ State: _____ Zip: _____
Permanent Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____ Male Female
Major: _____ List any special medical needs or conditions: _____

Guarantor Data

All applicants must provide a guarantor. The following must be filled out by guarantor.

Guarantor Name: _____ Phone: (_____) _____
Last First MI
Social Security Number: _____ Date of Birth: _____
Current Address: _____ City: _____ State: _____ Zip: _____
Employer: _____ Work Telephone: _____
Employer Address: _____ City: _____ State: _____ Zip: _____
Title/Position Held: _____ Length of Employment: _____ Yearly Income: _____
Financial Institution: _____
Guarantor E-Mail Address: _____

Emergency Contact

Name: _____ Relationship to applicant: _____
Address: _____ City, State, Zip: _____ Phone: _____
Room preference honored when possible but not guaranteed

All units include individual high-speed internet service and an expanded basic cable TV package

- New Student 12 month lease (August 8, 2012-July 30, 2013)
 Sublease during the school year. Lease starting _____. Subleasing from _____.

Roommate Preference: Please list the roommate you would like to share a bathroom with as roommate number 1. Roommate requests are honored when possible, but not guaranteed.

Roommate 1 _____ New Tenant Lives at Hawkeye Currently
Roommate 2 _____ New Tenant Lives at Hawkeye Currently
Roommate 3 _____ New Tenant Lives at Hawkeye Currently

**** Send Applications together if possible ****

Applicant Personal History

1. Have you ever been convicted of a misdemeanor or felony (excluding minor traffic violations)? Yes No
If yes, list date, violation & resolution: _____

Possession of alcohol as a minor is a misdemeanor; failure to report criminal history is grounds for application rejection. Juvenile criminal records often appear on a criminal records check.

2. Have you ever been convicted on a charge involving illegal use, abuse, possession, manufacture or distribution of a controlled substance OR plead "no contest" to any drug and/or alcohol charges? Yes No
If yes, list date, violation & resolution: _____

3. Have you ever been:
Charged/convicted/pleaded "no contest" to any sex offender charges? Yes No
Registered or required to be registered as a sex offender? Yes No
On any states sex offender list? Yes No
If yes, please explain date, where, violations & resolution: _____

4. Rent payments ever been late? Yes No
Have you ever been a defendant in a Forcible Entry and Detention (eviction) action? Yes No
If yes, please indicate date, circumstances and resolution: _____

5. Have you ever been a defendant in a Money Judgment action for unpaid rent, utilities, damages or noncompliance? Yes No
If yes, dates and details: _____

6. Do you have any adverse credit conditions/situations that you wish to explain? Yes No
If yes, dates and details: _____

Guarantor Personal History

1. Have you ever been a defendant in a Money Judgment action for unpaid rent, utilities, damages or noncompliance? Yes No
If yes, dates and details: _____

2. Do you have any adverse credit conditions/situations that you wish to explain? Yes No
If yes, dates and details: _____

Application Deposit

HAWKEYE TOWERS

\$200 deposit due with application made payable to "JWWS, LLC" and a separate \$25 non-refundable application fee due made payable to HAWKEYE TOWERS APARTMENTS. Please return application, deposit, and application fee along with a copy of a valid Drivers License for Applicant and Guarantor.

To be considered by HAWKEYE TOWERS APARTMENTS, a rental application must be completed and signed by all individuals who will occupy the rental unit. Acceptance of this application and any moneys deposited herewith is not binding upon HAWKEYE TOWERS APARTMENTS until a signed lease by all parties. If approved, the deposit will be held as a security deposit for the rental unit. If applicant wishes to withdraw the application, it must be done IN WRITING and submitted to: HAWKEYE TOWERS APARTMENTS, c/o HERITAGE PROPERTY MANAGEMENT, 6015 Donegal Circle, Waterloo, IA 50701. Cancellation penalties are as follows: 91 days or more prior to lease start date: \$25 processing and \$175 refund; 61-90 days prior to lease start date \$50 processing fee and \$150 refund; 31-60 days prior to lease start date \$150 processing fee and \$50 refund; 30 days or less prior to lease start date forfeit entire deposit and \$0 refund.

Receipt of Security Deposit is hereby acknowledged as a non-interest bearing deposit and NOT as the rental payment which is to be refunded as hereinafter provided if the lease agreement is consummated; provided however that in the event the application is approved, and applicant fails or refuses the apartment tendered for any reason not the fault of Management, and fails or refuses to enter into the contemplated lease with Management, then the applicant agrees to the cancellation and withdrawal policies listed above as liquidation damages and not as a penalty, to cover the cost of taking and processing this application, reservation, and preparation of the apartment and the loss of rental income. If however, in the event this application is denied or, for any other reason for which Management is responsible, the lease is not consummated, the deposit will be returned to the applicant. Application is subject to approval and subsequent delivery of a lease covering premise. **Applicant authorizes verification of above statements and performance of a credit history. Guarantor's signature below indicates their intention to co-sign the lease when presented, and will be considered binding in the event that guarantor fails to sign lease as agreed.**

X _____
Applicant Signature Date

X _____
Guarantor Signature Date

**PLEASE SEND APPLICATION TO: HAWKEYE TOWERS APARTMENTS 6025 Donegal Circle, Waterloo, IA 50701
PLEASE CALL OUR OFFICE WITH QUESTIONS: (319) 234-6400**