

Apartment Showings by Appointment 616-249-1682

MEADOWCREEK APARTMENTS

P.O. BOX 326
MIDDLEVILLE, MI 49333
PARKWOOD PHONE 616-249-1682

Meadow Creek
**Doesn't allow
any Dogs
Cats are OK**

Application Fee \$40.00
is required to process
the application. Fee is applied
to the first month rent.

Date you would like to move by: _____ Apartment size applying for: _____

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Home Phone _____

Date of Birth _____ Social Security # _____ Work _____ Mobile _____

Driver's License or ID _____ State _____

May we contact you by email? If so, Email Address _____

Why are you looking for a place to live? _____

Best time to call: _____ Primary Bank _____ Checking Savings

Where may we reach you to discuss this application? _____
Credit References 1. _____ Phone #: _____
2. _____ Phone #: _____

Day Phone # _____ Evening Phone # _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 2 YEARS)

Current Address _____ Apt # _____

City _____ State _____ Zip code _____

Landlord/Lender _____ Phone # _____ Monthly Payment _____

Previous Address _____ Apt # _____

City _____ State _____ Zip code _____

Landlord/Lender _____ Phone # _____ Monthly Payment _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Status ___ Full Time ___ Part Time ___ Student ___ Unemployed

Employer _____

Employment Date _____ Position _____

Supervisor Name _____ Phone # _____

Salary \$ _____ per _____

Other Source of Income _____ Amount \$ _____ per month

Other Source of Income _____ Amount \$ _____ per month

PLEASE LIST YOUR REFERENCES

Personal Reference or Emergency Contact:

Name: _____ Address _____

Phone Number _____ Relationship _____

Vehicle Information:

Make/Model _____ Year _____ Color _____ Plate # _____

Make/Model _____ Year _____ Color _____ Plate # _____

PLEASE LIST ALL OTHERS WHO WILL RESIDE WITH YOU

Name _____ Date of Birth _____ Relationship _____

Name _____ Date of Birth _____ Relationship _____

Name _____ Date of Birth _____ Relationship _____

Name _____ Date of Birth _____ Relationship _____

Do you have any pets? ____ Yes ____ No If Yes, how many? _____ What kind? _____

PLEASE TELL US ABOUT YOUR BACKGROUND

Have you ever been evicted from a rental residency? _____ Yes _____ No

Have you had 3 or more late rental payments in the last year? _____ Yes _____ No

Have you declared bankruptcy in the past (7) years? _____ Yes _____ No

Have you ever been convicted or pled guilty or "no contest" to a felony? _____ Yes _____ No

Have you ever been convicted or pled guilty or "no contest" to a sexual offense? _____ Yes _____ No

Are you required to register as a sexual offender? _____ Yes _____ No

Do you have a Medical Marijuana Card? _____ Yes _____ No

The Civil Rights Act of 1968 as amended by the Fair Housing Amendment Act of 1988 prohibits discrimination in rental of housing based on race, color, religion, sex, handicap, familial status or national origin. The Federal Agency which administers compliance with this law is the U.S. Department of Housing and Urban Development.

I certify that answers given herein are true and complete to the best of my knowledge. I hereby authorize MEADOWCREEK APARTMENTS or its assigned agents to verify all statements contained in this application, including but not limited to employment, rental history, credit history, and or criminal background. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above. I understand that a copy of this form will serve as authorization to obtain verification of the above statements.

Please place the filled application in the Application Mail Box in front of the Laundry Office Building or mail it to:

Meadowcreek Apartments • P.O. Box 326 • Middleville, MI 49333

Applicant Signature Date



CRIME FREE LEASE ADDENDUM



In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident’s household or a guest or other person under the resident’s control shall not engage in criminal activity, including drug-related criminal activity, on or near said premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance
2. Resident, any member of the resident’s household or guest or other person under the resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of the resident’s household or a guest, or another person under the resident’s control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance or marijuana at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident’s household, or guest or another person under the resident’s control shall not engage in any illegal activity including prostitution, criminal street gang activity, threatening, intimidating or stalking, assault, the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by substantial evidence
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature _____

Date _____

Resident Signature _____

Date _____

Owner/Manager _____

Date _____

Notice: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretations or legality of a provision of this agreement, you may seek assistance from a lawyer or other qualified person.

REVISED JUDICATURE ACT OF 1961 (EXCERPT)
Act 236 of 1961

600.5714 Summary proceedings to recover possession of premises; holding over by tenant or occupant of public housing or by tenant of mobile home park.

Sec. 5714.

(1) A person entitled to premises may recover possession of the premises by summary proceedings in the following circumstances:

(a) When a person holds over premises after failing or refusing to pay rent due under the lease or agreement by which the person holds the premises within 7 days from the service of a written demand for possession for nonpayment of the rent due. For the purpose of this subdivision, rent due does not include any accelerated indebtedness by reason of a breach of the lease under which the premises are held.

(b) When a person holds over premises for 24 hours following service of a written demand for possession for termination of the lease pursuant to a clause in the lease providing for termination because a tenant, a member of the tenant's household, or other person under the tenant's control has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. This subdivision applies only if a formal police report has been filed by the landlord alleging that the person has unlawfully manufactured, delivered, possessed with intent to deliver, or possessed a controlled substance on the leased premises. For purposes of this subdivision, "controlled substance" means a substance or a counterfeit substance classified in schedule 1, 2, or 3 pursuant to sections 7211 to 7216 of the public health code, 1978 PA 368, MCL 333.7211 to 333.7216.

(c) When a person holds over premises in 1 or more of the following circumstances:

(i) After termination of the lease, pursuant to a power to terminate provided in the lease or implied by law.

(ii) After the term for which the premises are demised to the person or to the person under whom he or she holds.

(iii) After the termination of the person's estate by a notice to quit as provided by section 34 of 1846 RS 66, MCL 554.134.

(d) When the person in possession willfully or negligently causes a serious and continuing health hazard to exist on the premises, or causes extensive and continuing physical injury to the premises, which was discovered or should reasonably have been discovered by the party seeking possession not earlier than 90 days before the institution of proceedings under this chapter and when the person in possession neglects or refuses for 7 days after service of a demand for possession of the premises to deliver up possession of the premises or to substantially restore or repair the premises.

(e) When a person takes possession of premises by means of a forcible entry, holds possession of premises by force after a peaceable entry, or comes into possession of premises by trespass without color of title or other possessory interest.

(f) When a person continues in possession of premises sold by virtue of a mortgage or execution, after the time limited by law for redemption of the premises.

(g) When a person continues in possession of premises sold and conveyed by a personal representative under license from the probate court or under authority in the will.

(2) A tenant or occupant of housing operated by a city, village, township, or other unit of local government, as provided in 1933 (Ex Sess) PA 18, MCL 125.651 to 125.709c, is not considered to be holding over under subsection (1)(b) or (c) unless the tenancy or agreement has been terminated for just cause, as provided by lawful rules of the local housing commission or by law.

(3) A tenant of a mobile home park is not considered to be holding over under subsection (1)(b) or (c) unless the tenancy or lease agreement is terminated for just cause pursuant to chapter 57a.

History: Add. 1972, Act 120, Eff. July 1, 1972 ;-- Am. 1988, Act 336, Eff. May 1, 1989 ;-- Am. 1990, Act 310, Imd. Eff. Dec. 14, 1990 ;-- Am. 2004, Act 105, Eff. Sept. 1, 2004

Meadowcreek Property Management, LLC

Rental Qualification Guidelines

Age: Applicant must be of legal, 18 years or older. All occupants 18 years or older must fill out an application.

Financial Responsibility: Combined monthly gross income of applicant/ applicants must be at least three times the monthly rent of the home applied for. We do accept co-signers. A co-signer must apply for and be approved as a normal applicant would. They will be considered a lease holder and held responsible for the term of the lease.

Credit History: Applicants are required to have a good credit history. Credit history from the last three years will be considered. Any landlord/tenant judgments within the last 3 years or older must be satisfied. Applicants with a poor credit history showing unpaid utility collection accounts, and/or three or more collections (including charge offs or losses) in the last three years will not qualify to lease a rental home. History of late payments and/or a credit history showing: bankruptcy, unpaid state or federal tax liens, foreclosure, vehicle repossession, utility, landlord civil judgment or eviction in the last 12 months will not qualify to lease a rental home.

Residential History: Previous residency must be verifiable. Applicants are required to have excellent payment history and fulfilled all terms of any applicable lease agreement.

Employment: Employment history must be variable. If no employment history exists, applicant must show means of financial support for a period of one year. If unable to contact current employer, current check stubs equaling one month of pay will be accepted as verification. If applicant is self employed they must submit the Schedule C form their previous year taxes. Other sources that will be considered as income may include but are not limited to, trust funds, social security or disability benefits, child support, and alimony.

Criminal Backgrounds: Criminal backgrounds are done on all applicants. Anyone who is required to register on the Sexual Offender list will not be approved. All felonies and misdemeanors will be approved or denied based on the severity and manner of the incident, number of incidents, and how old the incident/s are.

Pets: Cats are allowed at some of our rental properties. They are limited to two per household. They are subject to the pet agreement, pet deposit and pet rent. Pet owners are required to pay a refundable deposit of \$300.00. In addition to the regular monthly rent a nonrefundable "pet fee" of \$15.00 per month will be charged.

Occupancy: For reasons of public health, occupancy guidelines have been created. They are as they follow:
A maximum of two people in a bedroom
A maximum of 4 people in a 2 bedroom
A maximum of 6 people in a 3 bedroom

Vehicles: Each home is permitted two 2 approved vehicles. Commercial vehicles, recreational vehicles, boats and trailers are not permitted on the property at any time.

If you have any regarding the aforementioned Qualification Guidelines, please feel free to contact the Manager at (616)-891-2325

Updated: May 15th, 2006