



www.brookstonevaldosta.com

Thank you for your interest in our community. Brookstone Apartments are conveniently located at 1106 Slater St. We are located on VSU campus within walking distance to most VSU classes. We have an easy one check paying system. The current rental prices include Rent, Electric, Water, Sewer, Pest Control, Garbage, Cable TV and high-speed Internet access. This saves the hassle of who has paid what among roommates.

We offer individual leases for each roommate; therefore, each resident is, responsible for only their share of the rent, regardless of other occupants status. You may either include a roommate or we will match you up with a roommate through our resident profile system. Attached you will find several questions that we ask you to answer to help us better match you and your desires of a roommate.

We offer several amenities that we feel would suit your needs during your stay in Valdosta, Georgia. Everyone has his or her own private bedroom and bathroom with a privacy lock on each bedroom door. The kitchen is fully equipped to include a frost-free refrigerator, range, dishwasher and washer and dryer. The apartments have been pre-wired for cable television and telephone service. Each bedroom is equipped with a built in desk and shelving. The living room is also equipped with a built in entertainment center.

Our community is also equipped with many safety features found in each apartment. These include smoke detectors, fire extinguisher, and intrusion alarms, dead bolts, and peepholes in each front door.

The prices are as follows:

Application Fee: \$35.00 per applicant
Reservation Fee: \$100.00 per applicant
Security Deposit: \$200.00 per applicant
Rent and Utilities: \$465.00 per resident

****Please note: The security deposit must be paid in a separate check/money order from the application fee and reservation fee.**

As you can see, we are prepared to fulfill your living needs during your stay in Valdosta, Georgia. If you have any further questions, please do not hesitate to call our office at (229) 333-0585, or email us: brookstonemanager@ambling.com, Any staff member can assist you. We look forward to hearing from you.

****Check out our Facebook page and "LIKE" the page to keep up with specials and information.**



RESIDENT SELECTION CRITERIA STUDENT HOUSING

In an effort to achieve our goal of providing the housing environment you desire, all prospective applicants are required to meet established criteria to be considered for residency. The community uses great care and will always abide by Federal, State and Local Fair Housing Laws when processing all potential resident applications.

- A valid state or federally issued photo I.D. is required from all Applicants 18 years of age or older prior to showing any rental home.
- Where applicable, to qualify for residency, the Applicant must be currently enrolled and in good standing with the University.
- Occupancy standards are one (1) person per bedroom unless stated otherwise.
- Each Applicant must be of legal age to enter into a binding contract based on prevailing state law.
- Guarantors are required on student housing properties.
- Criminal history will be checked on the Applicant. Any felony guilty plea or conviction will result in the denial of the application. Any misdemeanor guilty plea or conviction in the past 7 years involving a crime against persons or property or that is gang related, drug related (except for a single violation of simple possession of marijuana), theft related, prostitution related, sex-related, cruelty to animals related, terrorism related or violent in nature (“Serious Misdemeanor”) will result in the denial of the application. Listing on a national, state or local sex offender registry will result in an automatic denial of the application. Two or more DUI charges in the past 7 years will result in an automatic denial. Applicants listed on the OFAC (Office of Foreign Assets Control) Specially Designated Nationals list will result in an automatic denial. Any felony charge or Serious Misdemeanor charge reflected on an Applicant’s record which is still pending may also result in denial of an application. If your application is denied for criminal history, you will be given the name, address, and phone number of the credit reporting agency that provided the report. Ambling Management Company reserves the right to obtain additional criminal reports on any applicant in its sole discretion if it has reasonable cause to believe that a resident has been involved in criminal activity.
- Incomplete or falsified documentation will result in denial of the application.

The Rental Application Fee is Non-Refundable, regardless of the circumstances. Please review these policies carefully before submitting an application. We will consider all applications.

Applicant

Date





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: \$35.00 non-refundable Reservation Fee: \$100.00 non-refundable Deposit: \$200.00	Check or Money Order Only Payable to: Brookstone Apartments
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Name: Mr. or Miss (circle one) _____

Permanent Address: _____

City: _____ **St:** _____ **ZIP:** _____

Home Phone: (____) ____ - ____

Local Address: _____

City: _____ **St:** _____ **ZIP:** _____

Cell Phone: (____) ____ - ____

Driver's License Number: _____ **State:** _____

Social Security Number: ____ - ____ - ____ **Student ID #** _____

Date of Birth: __ / __ / ____ (month/day/year)

Current Class Standing (circle one): **Graduate** **Senior** **Junior** **Sophomore** **Freshman**

Anticipated Graduation Date: _____

Email: _____

Anticipated Move-In Date: _____

Parent or Guardian for Emergency Contact: (Circle one)

Name: _____

Address: _____

City: _____ **St:** _____ **ZIP:** _____

Home Phone: (____) ____ - ____

Employer: _____

Work Phone: (____) ____ - ____

Please select your Floor Plan preference below. Rank preferences below by placing a 1 for your 1st choice, 2 for your 2nd choice, etc. Room assignments are based upon availability, submittal of application and Guaranty of Lease, application approval, payment of all fees and security deposit, and execution of Lease Agreement.

Choice	Bedrooms	Baths	Requested Roommates
X	4	4	

INSTRUCTIONS: To complete the application process:

Submit completed application with payment of all fees and deposit, and return the signed Guaranty of Lease form within seven (7) days. All fees should be in the form of a check or money order; made payable to University Courtyard Apartments. The security deposit should be in a separate money order or personal check. Mail Brookstone Apartments 1106 Slater Street, Valdosta, GA 31601.

By signing below, I represent that:

- a) *All information contained herein is true and correct.*
- b) *I understand a financially responsible Guarantor is required who must meet the required credit/income criteria. Failure to provide a qualified Guarantor will entitle us to refuse your application for that reason and to retain applicable fees.*
- 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.*
- d) *My permission is not required to lease vacant bedrooms in the apartment assigned to me.*
- e) *Roommate compatibility is not guaranteed.*

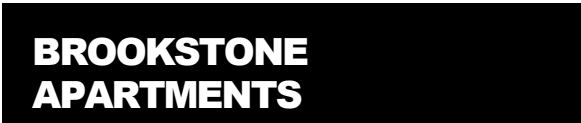
Applicant's Signature: _____

Date: _____

Staff Representative Signature: _____

Date: _____





Guaranty of Lease

STATE OF GEORGIA
COUNTY OF LOWNDES

FOR VALUE RECEIVED, and in consideration of and as an inducement for the execution and delivery of that certain Lease Agreement between **BROOKSTONE APARTMENTS** as "LESSOR" and _____ as "LESSEE". It is understood that Lessee is one of the parties to and has signed a Lease Agreement with Lessor, regarding the premises known as **Brookstone Apartments** 1106 Slater St. (Unit Number identified in Lease Agreement, _____ Valdosta, Georgia (the "Lease"); the undersigned Guarantor, either a parent, legal guardian or indemnitor of the Lessee named herein hereby absolutely and unconditionally guarantees to Lessor, the full and prompt payment of all rent, additional rent, and any and all other sums and charges payable by Lessee under the Lease, and the Lease to be performed and observed by the Lessee. Guarantor hereby covenants and agrees that if default shall at any time be made by the Lessee in the payment of any such rent or of the covenants, terms, conditions or agreements in the Lease, the Guarantor will pay within 10 days of notification of managing agent such rent and other sums and charges to the Lessor, and/or perform and fulfill all of such terms, covenants, conditions and agreements, and will pay the Lessor all damages and expenses, including Lessor's attorney's fees, that may arise in consequence of any default by the Lessee under the Lease or by the enforcement of the Guaranty. If more than one guarantor delivers the guaranty, their obligations herein shall be joint and several.

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 Lessor's part of any kind or nature whatsoever against the Lessee or any other Guarantor and without the necessity of any notice of nonpayment, non-performance, non-observance, or acceptance of the 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 assertion of failure to assert by the Lessor against the Lessee any of the rights and remedies available to the Lessor, or by the relief of Lessee from any of the Lessee's obligations under this 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 Lessee or any other parties responsible. Guarantor consents that any proceedings to enforce this Guaranty or related rights may be brought in any court sitting in Lowndes County, Georgia and guarantor consents to personal jurisdiction of such courts and agrees that they may be served with process by certified mail addressed to them at the shown below. Any actions to enforce this Guaranty shall be governed by the laws of the State of Georgia.

This Guaranty shall be a continuing guaranty, and the liability of the Guarantor hereunder shall in no way be affected, modified or diminished be reason of any assignment, renewal, modification or extension of the Lease or any subleasing thereof 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 Lessor to the Lessee or by reason of any other accommodations, alterations, modifications or other indulgences granted by Lessor to Lessee, whether or not the Guarantor has knowledge or notice thereof.

The Lease together with this Guaranty may be assigned by Lessor without notice to Guarantor. The assignment by Lessor 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 Lessor 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 or any other remedy available to Lessor.

This Guaranty shall be binding upon the heirs, administrators, executors, successors and assigns of the Guarantor and shall inure to the benefit of the Lessor, its successors and assigns. Guarantor hereby consents to Lessor performing a credit check on Guarantor. Guarantor 1 social security number is # _____ - _____ - _____ and Guarantor 1 date of birth is _____. Guarantor 2 social security number is # _____ - _____ - _____ and Guarantor 2 date of birth is _____.

IN WITNESS WHEREOF, the undersigned Guarantor has executed this Guaranty of payment, under seal, this ____ day of _____, 20_____.

NOTARY PUBLIC

GUARANTOR

GUARANTOR

Print Name: _____

Print Name: _____

Print Name: _____

Address: _____

Address: _____

Address: _____

Telephone: (____) _____

Telephone: (____) _____

Telephone: (____) _____

SEAL

S.S.# / Annual Income: _____

S.S.#/ Annual Income: _____

Drivers License # & State _____

Drivers License # & State _____

Roommate Matching Profile

Brookstone Apartments

1106 Slater Street Valdosta, GA 31601 ph. (229) 333-0585; fax (229) 333-8036
brookstonemanager@ambling.com

Name _____ E-mail address _____
 Cell phone number _____ Permanent phone number _____
 I am enrolled at _____ Anticipated graduation date _____
 Major(s) _____ Greek society _____

In 2012/2013, I will be a: Freshman Sophomore Junior Senior Grad Student
 Med Student Non-Student

I prefer to live with: Males Only Females Only Co-Ed

Choose the responses that suit you best for each category. To find your best match, your honesty will be critical. This profile is used only for roommate matching purposes.

Smoking: I require a non-smoking environment. I prefer a smoking environment. I do not mind living in a smoking environment. **(By electing non-smoking, you acknowledge smoking will not be permitted by you or any visitors in the unit you are assigned. Failure to abide by this policy results in a \$200 cleaning fee and a mandatory relocation to a smoking apartment.)**

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 on campus. I study daily. I study infrequently. I study 2-5 days per week.

Schedule: I prefer to get an early start with morning classes. I prefer to sleep late and attend evening classes. I generally stay up late. I go to bed early and count on a good sleep.

Cooking: I plan to cook daily. I cook on a regular basis. I enjoy cooking for others. I will not do much cooking.

Cleaning: I always pick up after myself and clean daily. I am mostly neat; I clean about once a week. I have a tough time getting motivated to clean.

Noise: People consider me to have a quiet nature. People would say I typically liven up a room with loud music and an outgoing personality I am neither quiet nor loud, just average.

Social: I am most comfortable around mellow, academic types I am most comfortable with outdoorsy, athletic friends I am most comfortable within the trendy campus crowd
 I am most comfortable around creative, theatrical, expressive people I prefer friends with similar interests in technology and video gaming

Drinking: I am not of age to drink legally. I prefer an alcohol-free environment. I prefer to live in an environment where alcohol is acceptable.

Guests: I plan to have overnight guests (in accordance with the lease) and do not mind if my roommates do the same I prefer to minimize overnight guests but understand the lease allows short-term guests.

Activities: On weeknights I like to: Watch TV Study Enjoy a workout Hang out at home with friends Have my boy/girlfriend as an overnight guest Go out

On weekends I like to: Watch TV Study Enjoy a good workout Hang out at home with friends Have my boy/girlfriend as an overnight guest Go out

The single most important trait for my potential roommate is _____

Names of requested roommates 1) _____ 2) _____

3) _____

BY SIGNING BELOW I REPRESENT THAT I UNDERSTAND AND AGREE TO THE FOLLOWING:

- 1) Requests for roommates and bed assignments will be accommodated when possible but cannot be guaranteed.
- 2) Ambling Management will utilize this information to select the closest possible roommate match based on the pool of other applicants requesting a roommate-match based on the date I sign a lease, but that an exact match may not be available. (Roommate gender and smoking preference will always be the priority matching criteria)
- 3) I give my permission to Ambling Management to release my profile information, including contact information, to all prospective roommates.
- 4) My permission is not required to lease vacant bedrooms in the apartment and a new roommate may move in without prior notice.
- 5) I understand that roommate compatibility cannot be guaranteed and agree to participate in any mediation necessary should a conflict arise with the occupants of my apartment.
- 6) I understand that I can be required to relocate to another apartment in the event that I fail to participate in mediation or when mediation efforts do not resolve roommate conflicts.

Applicant Signature _____ **Date** _____