

GOLDEN BIRCH ESTATES

P.O. Box 58144
Fairbanks, AK 99711
907-687-0290 Mike
907-488-5800 fax

RENTAL APPLICATION

Golden Birch Estates is a new apartment community located at the base of Lakloey Hill. The area is one block off Badger Road where there is a bike path, on the city bus route, within 2 miles of the back gate of Fort Wainwright and 6 miles to Fairbanks.

The three bedroom units have one full bath, a $\frac{3}{4}$ bath in the master bedroom along with a $\frac{1}{2}$ bath on the main floor for guests. The four bedroom units have the same bathroom configuration, but include a bonus room for a kids play area or a computer room. An electric range, side-by-side refrigerator, dishwasher, microwave and washer and dryer are included.

This is a family friendly area; the Schools are Ticasuk Brown Elementary, North Pole Middle School and North Pole High School.

Heat and water is included in the rental fee. Cable is available at the Tenants own expense. Tenant must provide proof of transfer of electric prior to occupancy, with Golden Valley Electric Association.

Golden Birch Estates has a current agreement with Fort Wainwright and their Preferred Tenant Program.

By filling out the following Rental Application Tenant is acknowledging the rental amounts and the rules that are attached to this document.

Return the application portion of this packet to the above address by mail, drop off at 1376 Airline Drive, North Pole or scan and email to cindy@goldenbirchalaska.com or kathleenkondus@yahoo.com or call for an appointment. After review, Management will notify you if your application has been accepted.

Thank you for considering Golden Birch Estates.

Cindy Dillard
Manager

GOLDEN BIRCH ESTATES

P.O. Box 58144
Fairbanks, AK 99711
907-388-1239

RENTAL APPLICATION

Address & Unit # Applying For _____

I (we) apply to rent an apartment at GOLDEN BIRCH ESTATES. The information provided below will be used by landlord to evaluate my (our) rental application.

Primary-Tenant

Full Legal Name: _____ Home Phone: _____
Current Address: _____ How Long: _____
Email Address: _____
Landlord or Agent: _____ Phone: _____
Former Address: _____ How Long: _____
Employer: _____
Position/Income: _____ How Long: _____
Military Personnel Rank: _____ Commanding Officer: _____
Work Address: _____ Work Phone: _____
DOB: _____ SSN: _____ Drivers License #: _____ State _____
Auto Make/Model: _____ Plate No: _____ Year: _____ Color: _____

Co-Tenant

Full Legal Name: _____ Home Phone: _____
Current Address: _____ How Long: _____
Email Address: _____
Landlord or Agent: _____ Phone: _____
Former Address: _____ How Long: _____
Employer: _____
Position/Income: _____ How Long: _____
Military Personnel Rank: _____ Commanding Officer: _____
Work Address: _____ Work Phone: _____
DOB: _____ SSN: _____ Drivers License #: _____ State _____
Auto Make/Model: _____ Plate No: _____ Year: _____ Color: _____

RENTAL APPLICATION, (continued)

References:

Bank Reference: _____ Account No: _____

Bank Reference: _____ Account No: _____

Credit Reference: _____ Account No: _____ Purpose of Credit: _____

Credit Reference: _____ Account No: _____ Purpose of Credit: _____

Personal Reference: _____ Phone: _____

Personal Reference: _____ Phone: _____

Nearest Relative, Not Living With You: _____ Phone: _____

Have you ever filed a petition for bankruptcy? _____ If Yes, When: _____

Have you ever been evicted from any tenancy? _____ If Yes, When: _____

Have you ever willfully and intentionally refused to pay any rent when due? _____

If Yes, Why: _____

CONSENT TO RELEASE OF INFORMATION AND REPRESENTATION AS TO ACCURACY: Tenant(s) consent to release of the above information to any credit repository or credit reporting agency or any subscriber or member thereof and represent that the information provided herein is true and correct.

I (we) request and authorize a _____ individual; _____ joint credit report. A \$40.00 application fee must accompany submission of this application.

I agree that Landlord may terminate any agreement enter into in reliance on any misstatement made above.

Date: _____ Signature: _____

Date: _____ Signature: _____

Names of Persons living with you, and relationship. (child, relative, friend...)

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____

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Rules and Regulations

1. **No** Pets are allowed in or on the premises.
2. Smoking is **NOT** allowed inside the apartments.
3. No persons may reside in the apartments for a period in excess of 14 days, except those persons whose names appear on the Rental Agreement, and their dependants. Unless arrangements have been made with Management.
4. Tenant shall keep that part of the premises occupied and used by the Tenant in a clean and safe condition.
5. Rubbish, garbage and other waste will be disposed of in the provided dumpster. Cigarette butts are considered garbage and are required to be kept picked up. No garbage is allowed to be placed in entryways, stored in garages, or outside of dumpster.
6. All electrical, plumbing, sanitary, heating, ventilating, kitchen and other facilities and appliances will be used in a safe and reasonable manner.
7. Tenant shall not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises or knowingly permit any person to do so.
8. No goods or materials of any kind or description which are combustible or would increase fire risk or shall in any way increase the fire insurance rate with respect to the premises or any law or regulations, may be taken or placed in a storage area or the residence itself. Storage in all such areas shall be at Resident's risk and Management shall not be responsible for any loss or damage.
9. No nails, screws or adhesive hangers except standard picture hooks, shade brackets, and curtain rod brackets may be placed in walls, woodwork, or any part of the residence. Shades and/blinds must be the type that mount inside the window casing.
10. Tenant shall not unreasonably disturb, or permit others on the premises with the Tenant's consent to unreasonably disturb, a neighbor's peaceful enjoyment of the premises.
11. Tenant shall maintain all smoke detection devices on the premises in good working order and shall promptly notify Landlord in the event of any malfunction.
12. Tenant is responsible for contents insurance if they so desire. Tenant's personal contents are not covered under Management's policy.
13. Each Apartment is allowed 2 parking spaces. Non-operative vehicles are not permitted on premises. Any such non-operative vehicle may be removed by Management at the expense of resident.
14. No major repairs to vehicles are allowed on property, including changing the oil.
15. Attaching anything to the side or top of the building is not allowed. Such as, but not limited to; Clothesline, TV antenna, fence or gate.
16. Tenant shall notify management immediately of any repairs necessary and Management shall have access to the premises at any reasonable time for maintenance, repair, or to protect the property.
17. Waterbeds are not allowed in the units.
18. Plug in type room fresheners are not allowed. It has been found that these contribute to a large number of house fires.
19. DO NOT place aluminum foil in the windows for darkening. This causes moisture build up and damages sheetrock and promotes mold to grow in the walls which promotes an unhealthy living environment.
20. During winter months DO NOT leave garage doors open. If this happens and lines freeze the tenant will be responsible for all repairs.

Golden Birch Estates reserves the right at any time to modify the above rules and regulations as Management determines to be necessary for the safety, care and cleanliness of the premises, the preservation of good order or for the comfort and benefit of Residents generally.

Breach of any of these Rules and Regulations may result in the issuance of the 10-day eviction notice.

Date of Posting Rules and Regulations: _____

Signature Of Tenant

Signature Of Manager