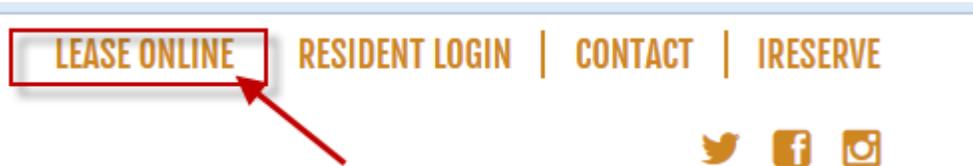


Steps to Apply and Lease Online

On the Property's website, click Lease Online on the top right of the main page.



A page will display with all of the unit styles. (Note: This is an example; unit styles vary by property)
Choose the unit style you would like and click Apply.

1 Bed / 1 Bath

1 bed, 1 bath

Apartment	Rent	Deposit	Available	Apply
WAITA1	<u>from \$805</u>	\$0	Now	Apply

2 Bed / 2 Bath

2 bed, 2 bath

Apartment	Rent	Deposit	Available	Apply
WAITB3	<u>from \$560</u>	\$0	Now	Apply

3 Bed / 3 Bath

A pop-up window will display to select your lease term. (Note: This is a sample; lease terms vary by property) Carefully review the dates, number of installments and price. Select the lease term by clicking the circle next to the correct term. The option chosen will be highlighted. Click continue.

WAITB3
2 bed, 2 bath

Select your lease term and click on Continue.

	<i>Rental Period</i>	<i>Installments</i>	<i>Price</i>
<input type="radio"/>	Immediate Move-In Dates will be selected with property staff.	TBD	\$560.00 per installment
<input type="radio"/>	Fall 2015: Short term fee \$75 8/12/2015 - 5/31/2016	10	\$635.00 per installment
<input checked="" type="radio"/>	Fall 2015 8/12/2015 - 7/31/2016	12	\$560.00 per installment

Continue Cancel

from \$560 \$0 Now

The Rental Criteria will display on the next page. Please scroll through and read the entire criteria. Once you have reviewed the criteria, check the box to agree to the policies.

RENTAL CRITERIA

EDR Management Inc. supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status. All applicants and/or guarantors are subject to a criminal and/or credit check with approval through a third party applicant screening agency and follow the standards below to include, but not limited to:

We do not accept prospective residents currently on parole, probation and/or suspended sentence for any conviction, or who have been charged with, pled "guilty" or "no contest" to, and/or convicted of any felonies, certain misdemeanors, or any unlawful conduct involving a minor.

CITIZENS:

- Complete a standard application form and lease agreement package.

I agree to these policies, and wish to apply for a residential unit at

How did you hear about us? *

Please select

[back](#)

Click the drop down menu under How did you hear about us? This will display several options. Choose the option that best describes how you heard about our community. Click Continue.

Please select

- ApartmentGuide.com
- Apartments.com
- Craigslist
- Drive-by
- E-mail Ad
- E-mail Blast
- Ex-Resident Referral
- Facebook
- Flyer
- For Rent
- ForRent.com
- Friend
- Google Search
- Instagram
- Other
- Previous Resident
- Resident Referral
- Signage
- South Campus Resident

Please select

[back](#)

The first page of the application requires general personal information. Please be sure to enter a valid social security number to expedite approval. Click save and continue.

Thank you for applying to
This online process is secure and all submissions are encrypted for your protection. Please enter all requested information and click "**Continue...**"

Personal Information

First Name: * M.I.:
Last Name: * Suffix:
Social Security #: * [Use a different I.D.](#)

IF YOU HAVE A VALID SOCIAL SECURITY # PLEASE ENTER AS IT WILL EXPEDITE APPROVAL

Date of Birth: *
Cell Phone: *
Alternate Phone:
Email Address: *

Current Address

Country: *
Street Address: *
City, State: * ,
Zip Code: *

Back

The second page of the application asks for additional information and includes roommate matching questions. Any question marked with the symbol * requires an answer. The required questions on this page differ per property and a may not appear on the application you are filling out.

Applicant Information

Name: Betty A. Rubble

Additional Questions

Student ID #:

If not yet assigned, type N/A

Resident Referral Name:

If you were referred by a resident, please enter their name here.

Student Gender: *

Roommate Gender Preference: *

I Smoke: *

I Drink: *

My Noise Level is Similar to: *

I Keep My Living Space: *

I Study: *

When it Comes to Sleep, I: *

I Have Friends Over: *

Class Standing: *

Major: *

Second page of application continued...

Hobbies:	*	<input type="text" value="fake value"/>
Special Considerations:	*	<input type="text" value="fake value"/>
Building/Floor Plan Requested:	*	<input type="text" value="fake value"/>
Bedroom Requested:	*	<input type="text" value="fake value"/>
Requested Roommates:		<input type="text" value="fake value"/>
I Have Allergies:	*	<input type="text" value="No"/>

Prefer to live with (check all that apply)

Please check the box of preferred roommates.

- Freshman
- Sophomore
- Juniors
- Seniors
- Graduate

Desired Move-in Date:	*	<input type="text" value="5/15/2013"/>
College Enrollment:	*	<input type="text" value="Yes Part-Time"/>

Are you currently enrolled?

Expected Graduation Date:		<input type="text" value="5/15/2013"/>
High School Attended:		<input type="text" value="fake value"/>
High School Graduation Date:	*	<input type="text" value="5/15/2013"/>
Previous Housing:	*	<input type="text" value="fake value"/>
Local Address:	*	<input type="text" value="fake value"/>

Please enter your current local address.

Second page of application continued...

When all questions are answered click save and continue at the bottom of the page.

Parent/Guardian Information

My guarantor is my parent/guardian. *

Criminal History:

Have you ever been convicted of and/or pled "guilty" or "no contest" to any felony regardless of whether such action resulted in jail or prison time served and/or deferred adjudication? *

Have you ever been convicted of and/or pled "guilty" or "no contest" to any misdemeanor involving theft, burglary, pornography, physical assault, indecent exposure, sexual molestation and/or any unlawful conduct involving a minor regardless of whether such activity resulted in jail or prison time served and/or deferred adjudication? *

Are you currently on probation, parole, or suspended sentences for any of the above? *

Back

Save and Continue...

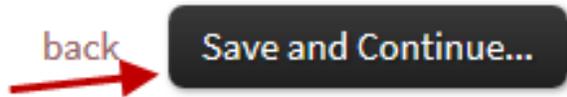
The last page of the application will include additional options such as parking, storage, etc. These options will vary based on the property. If no questions appear on this page, the property does not offer additional options. Once you have completed this page click Save and continue.

- 1 Apartment
- 2 Applicants
- 3 Payment
- 4 Documents

Additional Questions

* Will you need a Parking Space?

Select Yes for Covered Parking only. Select No for General Parking.



Continue to the next page for instructions on submitting payment.

The application fee, service fee, security deposit or any other associated fees will display on this page with the amounts you will be charged when submitting your application. These amounts vary by property and the image below is only an example. Note: If you are using an international credit card, please be sure to change the Country in the billing address section. Check the box authorizing the property to charge your credit card. Review and consent to the terms and check the box. Click submit application.

Application Fee

Coupon Code:

Application and any other fees will display in this section. These are the fees you will be charged when submitting your application.

Credit Card Information

Accepted Cards:    

Credit Card #:

Expiration Date:

Verification #: [What's this?](#)

Name on Card:

Billing Address

Country:

Street Address:

City, State: ,

Zip Code:

I hereby authorize its agents to charge the above credit card a non-refundable fee of and I agree to pay all charges in accordance with the terms of my cardholder statement.

I hereby apply to lease a residential unit and agree that rent is due the 1st day of each month in advance. I warrant that all statements above set forth are true.

I hereby give my permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed above. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, eviction search and criminal background check will be done in conjunction with my application. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

By submitting this application, I hereby consent to the delivery of all notices or disclosures required by law via any medium so chosen by the community or On-Site.com, including but not limited to email or other electronic transmission. Notices shall be deemed received upon being sent.

A processing page will populate. If the property requires a criminal background check, it will process immediately. Do not exit out of this page until processing is complete.

- 1 Apartment
- 2 Applicants
- 3 **Payment**
- 4 Documents



Please wait...

We are processing background checks for:

Betty A. Rubble

Powered by On-Site.com

After processing is complete a screen will populate allowing you to begin signing lease documents. (Pending an approved criminal back ground check, if applicable) To sign your lease, click on sign lease documents. An application receipt may be printed by scrolling to the bottom of this page.



Congratulations!

Thank you for submitting your application to Based on the information provided in your application, you may now begin e-signing your lease agreement.

Below is your receipt for the non-refundable application fee, which was charged by On-Site.com for

[Sign Lease Documents](#) ←

Application Information

Application Date:	4/1/2015
Property:	<input type="text"/>
Apartment #:	WAITB3
Applicants:	Betty A. Rubble
Base Rent:	\$560.00 / installment
Move-in Date:	8/12/2015

Purpose	Applicant	Name on Credit Card	Account Number	Reference Number	Authorized
Application Fee	Betty A. Rubble	Same	XXXXXXXXXXXX1111	2096272	\$0.00

[Print Application/Receipt \(PDF\)](#) ←

Once you click sign lease documents, the lease will begin generating for you to e-sign. Do not exit the screen. The lease will populate in a new window. The instructions are highlighted in yellow at the top of the page. Each page of the lease should be carefully reviewed. Click in the colored initial or signature box to sign. Navigate through the document using the arrows at the bottom of the page. Remember you are signing a legally binding document. Each page including property rules and regulations and any lease addendums must be signed.

Scroll to the bottom of each page. Click in the colored box above each colored signature or initials box to sign. Use the navigation at the bottom to click to the next page. This is a legally binding document.

2. **LEASE TERM.** The Lease starts on the Starting Date, and ends at **12:00pm** on the Ending Date (the "**Lease Term**"). You are liable under the terms of this Lease for the full Lease Term. You will not be released from your liability under this Lease due to school withdrawal or transfer, business transfer, loss of job, marriage, divorce, loss of any of the residents in the Apartment, bad health, or for any other reason, except for involuntary military service. You may not occupy your Bedroom until the Lease and any required payments, guaranty or other documents (such as a credit or background check) have been completed, executed and delivered to us. At our discretion, we may waive any of the required documents or requirements in which case this Lease is effective as if all such documents had been provided. We will not hold a particular Bedroom for you while we are waiting on you to submit a complete set of documents. If your Bedroom is not available for occupancy on the starting date of the Lease Term, you are not excused from paying Rent unless we fail to provide you with reasonably comparable alternate housing, and transportation if necessary, for that period of time from the start date of the Lease Term until your Bedroom is available for your occupancy. Thereafter, if your Bedroom cannot be occupied due to damage or destruction, we will proceed as described in Paragraph 11 of this Lease. **Under no circumstances will we be liable to you for any damages, of any kind, caused by or related to the failure of your Bedroom to be ready for occupancy on the start date of the Lease Term or at any time thereafter.**
3. **RENT AND ADDITIONAL CHARGES.** Your "**Rent**" for the Term is **\$6,720.00** (plus incidental additional charges as identified in this Lease and applicable sales taxes). It is payable in **Twelve (12)** equal installments of **\$560.00** payable as follows; the first installment due on **July 15, 2015**, with remaining installments due on or before the **1st** day of each month beginning **September 1, 2015**.



Resident: Owner/Agent: _____

1

EdR

When you have finished signing all pages a new window will pop up for you to invite your guarantor. A guarantor should be a parent, guardian, or any person over 25 who reside in the United States. Please do not enter yourself as the guarantor. If you do not have a guarantor and would like to pay a security deposit, cancel out of this screen and contact the property. Security Deposits will be accepted based on the properties' rental criteria.

The screenshot shows a web form with the following elements:

- Title:** Thank you! Please Invite Your Guarantor.
- Close button:** close x
- Text:** Thanks for signing your lease. The next step is to provide the contact information for the guarantor on your lease. This will send them an email invitation to complete their portion of the application and to sign a guarantee agreement for this lease.
- Text:** Your application will not be complete until your guarantor signs.
- Form Fields:**
 - First Name:** * Fred
 - Last Name:** * Flintstone
 - Email Address:** * fake@fake.com
- Buttons:** Send Invitation, Cancel

Once the lease is signed you may save and print a copy.

The screenshot shows a web form with the following elements:

- Title:** Document signatures completed
- Close button:** close x
- Text:** The electronic signatures in this document are complete.
- Text:** [Save and print your own copy.](#)

If you do not sign the lease during the same session when you apply, an email will be sent to you inviting you to finish signing the lease. Click sign forms now .

EdR **[DEMO] EdR Test Environment**
123 University Avenue, Memphis, TN 38120 • (901) 000-0000

Hello Betty,

Your **Lease and All Addenda** is ready for E-Sign.

E-Sign is a convenient and environmentally friendly way to sign your lease documents. Prior to signing, you will be asked to complete a quick verification of your identity. After signing, you can print copies for your own records. If you have any questions please call (901) 000-0000.

Are you ready to sign your forms online?

Sign Forms Now!

The next page will ask you to verify your identity. Use the last four digits of your social security number. If you do not have a social security number, contact the property for a pin number to use. If you entered a valid cell phone number on your application there is an option to have the pin number sent to you via text message. Entering the incorrect pin number five times will lock the account. Please contact the property to have them generate a new pin

1 Verify Your Identity 2 Sign & Print Your Documents 3 Summary

Welcome, Betty A. Rubble.
Your documents are ready for review and signature.

Did you know, electronic signatures have saved enough paper the stack would reach from the Earth to the Moon and back? Together you and The Reserve on Perkins are saving the planet!

Please verify your identity...

Confirm your identity by entering the **last 4 digits** of your Social Security Number.

Verify Identity

After you verify your identity, follow the steps on pages 11 and 12 to sign the lease.