

Application ❖ 1 of 2 sections

Single Room Occupancy in Uptown, Chicago – on Wilson between the Red Line and LSD.

Tenants must be at least **55 years of age**, able to live independently

and have a minimum income of \$800.* *If you do not meet the income requirement, ask about a Guarantor.

Each unit comes furnished, has a private bathroom, its own telephone line and free Wi-Fi.

Our property is Smoke Free and we do not accept Pets.

♦ Standard units start at **\$560** per month, and require a min. monthly income of **\$800**.

♦ Premium units start at **\$625** per month, and require a min. monthly income of **\$1500**.

There is a standard application fee of **\$140**.** **there may be instances in which this will need to be increased.

(Payable by Cashier's Check or Money Order and made out to '*New Friendly Towers, LLC*')

If you are accepted, there is a one-time non-refundable move-in fee of **\$280** which must be paid, along with your first month's rent, at least 24 hours before you actually move in.

You will sign your month-to-month lease agreement and receive keys when you move in.

In addition to the application (which is used for both prescreening and criminal screening) and the separate authorizations and disclosures, you must have an e-mail address and also provide the following 3 items before your application is accepted:

1- Current Government Issued Picture ID with Date of Birth

2- Proof of Social Security Number

3- Proof of Income - A Guarantor must provide these 3 items also, along with a \$70 fee.

All paperwork must be filled out completely, signed correctly and submitted in order to be considered complete. Only then will the fee be accepted and the application process begun.

I have filled this application out with sufficient and accurate information.

Name

Signature

Date (MM)(DD)(YYYY)



friendly towers

<https://friendlytowers.com>



1/16

Check List –

Before turning in your application, make sure you have:

- Filled everything out completely
- Gone back 5 years of rental/residence history with contact information
- Provided ID
- Provided SS#
- Provided income verification
- Provided e-mail address
- \$140 Money order/Cashier's check made out to 'New Friendly Towers, LLC'

If you have a guarantor, you will need:

- Guarantor form filled out completely
- Provided ID
- Provided SS#
- Provided income verification
- Provided e-mail address
- \$70 Money order/Cashier's check made out to 'New Friendly Towers, LLC'



friendly towers

920 W Wilson Ave Chicago, IL 60640 (773) 303-4200 friendlytowers.com

Notice of Tenant Screening Criteria and Procedures

1 – Prescreening, Friendly Towers pre-screens all prospective tenants including, but not limited to these areas:

- a. Ability to pay rent; and
- b. Ability to perform other tenant obligations (for example: nonsmoker; no pets; keeping residence in a clean and safe condition; and not interfering with other tenants' peaceful enjoyment of their units, etc.).
- c. Insufficient or inaccurate information provided on the application which may be different than what has been provided by other, reliable sources.

Friendly Towers considers a number of sources of information, including but not necessarily limited to the following:

- a. Whatever proof of income the prospective tenant has provided;
- b. Credit check, including prior bankruptcies;
- c. Prior evictions;
- d. Personal interview with the prospective tenant;
- e. Interview of prior landlords; and
- f. Any other pertinent information.

Applicants found to be pre-qualified will be notified of their eligibility and that a criminal background check will be conducted.

2-Criminal Background Screening

All pre-qualified applicants are subject to a criminal background check. All applicants have the right to dispute inaccuracies relevant to any criminal history and to provide evidence of rehabilitation or other mitigating factors related to their criminal background. *Information about applicants' rights may be found on the website of the Cook County commission on Human Rights: [https://www.cookcountyil.gov/sites/default/files/just_housing_amendment - faq for applicants.pdf](https://www.cookcountyil.gov/sites/default/files/just_housing_amendment_-_faq_for_applicants.pdf)*

In these screenings, Friendly Towers does not consider:

- Arrests;
- Juvenile convictions;
- Convictions that have been sealed, expunged or pardoned; or
- Except for the sex offenses described below, offenses committed more than 3 years prior to the date of the application.

Applicants who are approved, based on passing both screening steps, will be notified of the approval and placed on a waiting list, unless Friendly Towers becomes aware of new, disqualifying information.

Applicants who have a criminal history require further processing:

- a. Within 5 business days of receiving the report, Friendly Towers will send such applicants a copy of their criminal background report and a notice of their rights to dispute or provide mitigating evidence concerning the report.
- b. Applicants then have 5 business days to provide all their evidence related to their criminal history to Friendly Towers.
- c. Within 3 business days, Friendly Towers will make a final decision on the application.

The following convictions will automatically disqualify an applicant for tenancy:

- A sex offense currently requiring registration under the Sex Offender Registration Act (or similar law in another jurisdiction); or
- A sex offense against a child currently placing the applicant under a residency restriction.

Other convictions occurring within the three years prior the application date require an individualized assessment. Friendly Towers determines, on a case-by-case basis, considering any evidence provided by the applicant, what demonstrable risk of harm the applicant poses to the personal safety of others and to property. Friendly Towers considers a number of factors, including but not limited to the following:

- The nature and severity of the criminal offense and how recently it occurred;
- The nature of the sentencing;
- The number of the applicant's criminal convictions;
- The length of time that has passed since the applicant's most recent conviction;
- The age of the applicant at the time the criminal offense occurred;
- Evidence of rehabilitation;
- The applicant's history as a tenant before and/or after the conviction;
- Whether the criminal conviction(s) was related to or a product of the applicant's disability; and
- If the applicant is a person with a disability, whether any reasonable accommodation could be provided to ameliorate any purported demonstrable risk.

An applicant who is denied will receive a notice detailing the reasons for the denial. The applicant will also receive notice of their right to file a complaint with the Cook County Human Rights Commission.

NOTE THAT FRIENDLY TOWERS WILL NOT HOLD A UNIT WHILE A CRIMINAL BACKGROUND DISPUTE IS BEING RESOLVED.

By signing below, I certify that I have received the above notice and have had an opportunity to ask any questions I may have.

Date: (MM)_____ (DD)_____ (YYYY)_____

Applicant signature: _____

Applicant name (print) _____

I wish to receive all future notices pertaining to my application for housing with Friendly Towers via:

email to: _____

A message may be left at this number to alert me of any emails I may have received. (____) _____ - _____





friendly towers

920 W Wilson Ave Chicago, IL 60640 (773) 303-4200 friendlytowers.com

Notice of Tenant Screening Criteria and Procedures

1 – Prescreening, Friendly Towers pre-screens all prospective tenants included, but not limited to these areas:

- d. Ability to pay rent; and
- e. Ability to perform other tenant obligations (for example: nonsmoker; no pets; keeping residence in a clean and safe condition; and not interfering with other tenants' peaceful enjoyment of their units, etc.).
- f. Insufficient or inaccurate information provided on the application which may be different than what has been provided by other, reliable sources.

Friendly Towers considers a number of sources of information, including but not necessarily limited to the following:

- g. Whatever proof of income the prospective tenant has provided;
- h. Credit check, including prior bankruptcies;
- i. Prior evictions;
- j. Personal interview with the prospective tenant;
- k. Interview of prior landlords; and
- l. Any other pertinent information.

Applicants found to be pre-qualified will be notified of their eligibility and that a criminal background check will be conducted.

2-Criminal Background Screening

All pre-qualified applicants are subject to a criminal background check. All applicants have the right to dispute inaccuracies relevant to any criminal history and to provide evidence of rehabilitation or other mitigating factors related to their criminal background. *Information about applicants' rights may be found on the website of the Cook County commission on Human Rights: [https://www.cookcountyil.gov/sites/default/files/just_housing_amendment - faq for applicants.pdf](https://www.cookcountyil.gov/sites/default/files/just_housing_amendment_-_faq_for_applicants.pdf)*

In these screenings, Friendly Towers does not consider:

- Arrests;
- Juvenile convictions;
- Convictions that have been sealed, expunged or pardoned; or
- Except for the sex offenses described below, offenses committed more than 3 years prior to the date of the application.

Applicants who are approved, based on passing both screening steps, will be notified of the approval and placed on a waiting list, unless Friendly Towers becomes aware of new, disqualifying information.

Applicants who have a criminal history require further processing:

- d. Within 5 business days of receiving the report, Friendly Towers will send such applicants a copy of their criminal background report and a notice of their rights to dispute or provide mitigating evidence concerning the report.
- e. Applicants then have 5 business days to provide all their evidence related to their criminal history to Friendly Towers.
- f. Within 3 business days, Friendly Towers will make a final decision on the application.

The following convictions will automatically disqualify an applicant for tenancy:

- A sex offense currently requiring registration under the Sex Offender Registration Act (or similar law in another jurisdiction); or
- A sex offense against a child currently placing the applicant under a residency restriction.

➔ *This copy for applicant.*

Other convictions occurring within the three years prior the application date require an individualized assessment. Friendly Towers determines, on a case-by-case basis, considering any evidence provided by the applicant, what demonstrable risk of harm the applicant poses to the personal safety of others and to property. Friendly Towers considers a number of factors, including but not limited to the following:

- The nature and severity of the criminal offense and how recently it occurred;
- The nature of the sentencing;
- The number of the applicant's criminal convictions;
- The length of time that has passed since the applicant's most recent conviction;
- The age of the applicant at the time the criminal offense occurred;
- Evidence of rehabilitation;
- The applicant's history as a tenant before and/or after the conviction;
- Whether the criminal conviction(s) was related to or a product of the applicant's disability; and
- If the applicant is a person with a disability, whether any reasonable accommodation could be provided to ameliorate any purported demonstrable risk.

An applicant who is denied will receive a notice detailing the reasons for the denial. The applicant will also receive notice of their right to file a complaint with the Cook County Human Rights Commission.

NOTE THAT FRIENDLY TOWERS WILL NOT HOLD A UNIT WHILE A CRIMINAL BACKGROUND DISPUTE IS BEING RESOLVED.

By signing below, I certify that I have received the above notice and have had an opportunity to ask any questions I may have.

Date: (MM)_____ (DD)_____ (YYYY)_____

Applicant signature: _____

Applicant name (print): _____

I wish to receive all future notices pertaining to my application for housing with Friendly Towers via:

email to: _____

A message may be left at this number to alert me of any emails I may have received. (____) _____ - _____



➔ *This copy for applicant.*

Application ❖ This information will be used for both Pre-screening and Criminal Screening

Full Name: _____

Other Names Used (Including Maiden Name) _____

Social Security # _____ - _____ - _____ Birth Date: ____/____/____

Cell Phone: (____) _____ - _____ Other: (____) _____ - _____

E-Mail*: _____

** You must provide an e-mail address, this is how you will receive screening notices.*

We require the past 5 years of your rental/residence history.

Beginning with where you are living currently and going backwards;
fill in all the information for each place you have lived going back 5 years.

Where you live now [current location]:

Address _____

City _____ Zip code _____

Dates of Residency (MM/YYYY) (____/____) to (MM/YYYY) (____/____)

Owner/Manager Name _____

Owner/Manager Phone(____) _____ - _____ Fax(____) _____ - _____

Full monthly rent amount \$ _____

If you had a subsidy, how much did you pay each month? \$ _____

Did you always pay your portion in full? Yes No

Were you asked to move? Yes No

If so, why? _____

If not, did you give notice? Yes No

Where you lived right before where you live now:

Address _____

City _____ Zip code _____

Dates of Residency (MM/YYYY)(____/____) to (MM/YYYY) (____/____)

Owner/Manager Name _____

Owner/Manager Phone(____)____-____ Fax(____)____-____

Full monthly rent amount \$ _____

If you had a subsidy, how much did you pay each month? \$ _____

Did you always pay your portion in full? Yes No

Were you asked to move? Yes No

If so, why? _____

If not, did you give notice? Yes No

Where you lived right before the above:

Address _____

City _____ Zip code _____

Dates of Residency (MM/YYYY)(____/____) to (MM/YYYY) (____/____)

Owner/Manager Name _____

Owner/Manager Phone(____)____-____ Fax(____)____-____

Full monthly rent amount \$ _____

If you had a subsidy, how much did you pay each month? \$ _____

Did you always pay your portion in full? Yes No

Were you asked to move? Yes No

If so, why? _____

If not, did you give notice? Yes No

Why are you moving from your current location?

How did you hear about Friendly Towers? _____

Have you ever been served a late rent notice? Yes No If yes, explain:

Have you ever had any problems with a landlord? Yes No If yes, explain:

Have you ever had a judgment or eviction? Yes No If yes, explain:

Have you ever been party to a lawsuit in the past? Yes No If yes, explain:

Are you currently homeless? Yes No

Are you currently living in a shelter? Yes No

We will run credit & evictions checks, is there anything you want to comment on?

Monthly Income:

Social Security \$ _____ Pension \$ _____ Other \$ _____

Employment \$ _____ Hourly Wage \$ _____ Hours Week _____

Employer _____

Address _____ City _____ Zip _____

Name of Supervisor _____ Phone (____) _____ - _____

Human Resources _____ Phone (____) _____ - _____

Employed Since (MM/YYYY)(_____/_____)

If you are employed, please provide your latest check, and prior year's W-2 7/16

New Friendly Towers, LLC

Landlord Reference Check Form

920 W Wilson Ave Chicago, IL 60640

(773) 303-4200 (773) 989-4054 fax

This section to be completed by applicant only:

I, (Print Name) _____ authorize New Friendly Towers, LLC to investigate my rental history. The investigation includes, but is not limited to, the questions listed below.

Signature _____ Date (MM/DD/YYYY)(___/___/___)

This section to be completed by landlord only:

Dates of residency: (MM/YYYY)(___/___) to (MM/YYYY)(___/___)

Full monthly rent \$_____ IF subsidized, how much did tenant pay? \$ _____

Was rent on time? Never Not Often Sometimes Most Times Always

Reasons for not paying on time _____

Did the tenant or guests damage any property? Yes No If yes, how?

Did the tenant violate the lease in any way? Yes No If yes, how?

Are there any potential problems that we should know about? Yes No If yes, what?

Would you re-rent to this tenant? Yes No If not, why?

Your Name _____ Title _____

Signature _____ Date _____

Company _____

THANK YOU!

Please fax this form back to Friendly Towers at (773) 989-4054 **OR** e-mail to info@friendlytowers.com