



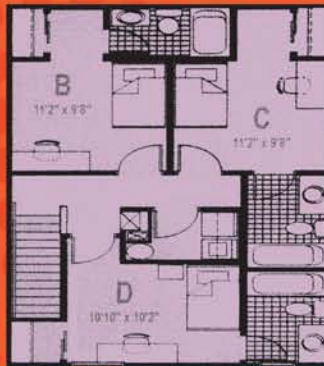
**We Now Offer Private UCF Shuttle Service!**



# WE'VE GOT IT TOGETHER

Is there a community designed exclusively for students with amenities that actually matter to students? There is now! The town homes at The Gatherings of Orlando now feature everything students need to feel at home - when you're studying and when you're not. All-inclusive rent, individual leases, fully-furnished apartments with flat panel TVs, glass top tables, contemporary black leather sofa and love seat, private bedrooms and bathrooms, free tanning and fitness center - plus much more! Call or visit today and see why students gather here!

## 4 Bedroom/4 Bathroom Town House



Upper floor



Lower floor

- Private bedrooms & bathrooms
- Fully furnished (*best furniture in town!*)
- Flat-panel TVs in every apartment
- All inclusive rent includes: water, \*electricity, cable TV w/premium channel & internet
- Individual leases
- Ceramic tile floor in dining, living, kitchen & bathrooms
- Wrap-around ceramic style tub
- Ceiling fans in living room and every bedroom
- Intrusion alarms & smoke detectors
- Microwave, dishwasher, refrigerator w/ice maker
- Washer & dryer
- Computer Lab with hi-speed internet access
- Weight room with multiple workstations
- Aerobic equipment
- Fax & copier service available
- Package pickup & delivery
- Gated entry
- Private shuttle service
- Two miles from UCF, four miles from VCC east campus & two miles from Full Sail
- Basketball & sand volleyball
- Free tanning
- Sparkling swimming pool with sun deck
- Car Care Center
- Lakeside picnic and grilling area
- Convenient to shopping, dining & 417 Expwy
- 24-hr emergency maintenance
- \* Electricity cap applies.

# The Gatherings



Text "gatherings" to 47464.  
Standard rates apply.

**888.548.6415** | [thegatheringapts.com](http://thegatheringapts.com) | 3961 Gathering Dr. | Orlando, FL 32817

The logo for 'The Gatherings' features the word 'The' in a large, bold, sans-serif font above the word 'Gatherings' in a similar but slightly smaller font. The text is centered and overlaid on a graphic of three overlapping, light gray, curved lines that resemble a stylized arch or a series of concentric curves.

**3961 Gathering Dr. Orlando, FL 32817 Ph: (407) 673-4401 Fax: (407) 998-3787**

Thank you for your interest in our community. The Gatherings Apartments is conveniently located on University Blvd, just 2 miles from the UCF campus. We are also 4 miles from Valencia Community College and about 4 1/2 miles from the Full Sail campus. We are located near several large shopping centers, restaurants, and nightly entertainment.

We offer several amenities that we feel would suit your needs during you stay in Orlando, FL. The Gatherings is a gated community and we offer completely furnished apartments, with private baths in every bedroom. Everyone has his or her own private bedroom equipped with a privacy lock. The kitchen is fully equipped to include a refrigerator with an icemaker, range, and microwave oven. Also included are a dishwasher, disposal, and washer and dryer. The living room and bedrooms each have ceiling fans and are pre-wired for cable television. Each of the bedrooms has also been wired for internet access and telephone service.

Furnishings are also a part of the apartment. The living room is furnished with a sofa, matching chair, coffee table, end table, entertainment center with a flat-screen HD television, lamp, and dining table with chairs. Each bedroom is furnished with a full-size bed, nightstand, dresser, and computer desk and chair. We have a sparkling swimming pool, basketball court, sand volleyball court, outdoor barbeque and recreational areas. We also have a fitness center and computer lab for your convenience. Our community features individual leases; therefore, each resident's financial responsibility is for his or her own rent.

Besides being fully gated, our community is equipped with many safety features in each apartment. These include smoke detectors, a fire extinguisher, dead bolts and peepholes in each front door; and each apartment is pre-wired with monitored alarms. We also offer ample parking and well-lit grounds.

We have a spacious town home-style floor plan here at The Gatherings. All of our apartments are 4 bedrooms/ 4 bathrooms, which guarantees every resident his or her own private bathroom. We offer a roommate matching service, and will be matching residents with other current or prospective residents. You may either include a roommate or we will match you through a residential profile. There are several questions that we will ask you to answer to help us better match you and your desires of a roommate.

Included in the rent are utilities (water, sewer, and electricity), cable, and internet.	
4 BR 4 BTH priced per bedroom	RESERVATION FEE - \$100 (Non-refundable fee)
APPLICATION FEE - \$45.00	SECURITY DEPOSIT - \$200

As you can see, we are prepared to fulfill your living needs during your stay in Orlando, Florida. If you have any further questions, please do not hesitate to call our office at (407) 673-4401. Any staff member can assist you. We look forward to hearing from you!



## 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





Application fee: \$45 non-refundable  
Reservation fee: \$100 non-refundable  
Deposit: \$200



### LEASE APPLICATION

#### The Gatherings Apartments

3961 Gathering Drive, Orlando FL 32817 ph. (407) 673-4401; fax (407) 998-3787 thegathering@ambling.com

*To initiate the application process, submit your completed application with one check or money order for the application fee and reservation fee and another for the deposit payable to: The Gatherings Apts.*

#### PERSONAL INFORMATION

Name: First: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_ Male/Female: \_\_\_\_\_  
Permanent Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Country: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Current Local Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_  
Cell Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Home Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Driver's License Number: \_\_\_\_\_ State: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Date of Birth: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ (month/day/year)  
Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Plate#: \_\_\_\_\_ Color: \_\_\_\_\_  
Employer: \_\_\_\_\_ Monthly Gross Salary: \_\_\_\_\_ Other Income: \_\_\_\_\_  
Have you ever been or are you currently charged with a felony? (Y/N): \_\_\_\_\_

#### STUDENT INFORMATION

College/University Attending: \_\_\_\_\_ Student ID #: \_\_\_\_\_  
Current Class Standing (circle one): Graduate Senior Junior Sophomore Freshman  
Major/Field of Study : \_\_\_\_\_ Anticipated Graduation Month/Year: \_\_\_\_\_

#### EMERGENCY CONTACT INFORMATION

Name of Emergency Contact (not living with you): \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Email: \_\_\_\_\_  
Full Address \_\_\_\_\_

#### FLOORPLAN PREFERENCE

1<sup>st</sup> Choice: \_\_\_\_\_ bedroom \_\_\_\_\_ bath      2<sup>nd</sup> Choice: \_\_\_\_\_ bedroom \_\_\_\_\_ bath  
Requested Move-In Date: \_\_\_\_\_

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

- 1.) Room assignments and move in dates are based upon availability after current residents renew, and based on the date the Lease Agreement is fully executed (deposit and fees paid, application and GOL approved and lease signed).
- 2.) All information contained herein is true and correct. Any misrepresentation herein is cause for denial of my application and cancelation of any lease arising from this application.
- 3.) A financially responsible Guarantor is required for all students and must meet approval requirements. I must return the signed Guaranty of Lease within seven (7) days of submitting my application or my application and/or lease may be canceled and my room reassigned.
- 4.) A credit check will be run on the Guarantor and a criminal background check on the Applicant to determine application approval. An additional application fee will be due for any additional GOL credit checks run.
- 5.) Once submitted, my application fee is not refundable under any circumstance. If I refuse to execute a lease agreement after my application is received, I will forfeit my deposit.
- 6.) My permission is not required to lease vacant bedrooms in the apartment assigned to me.
- 7.) Roommate compatibility is not guaranteed.
- 8.) I authorize verification of my student status with the College/University.
- 9.) If I am not a student I must meet the stated qualification income and credit guidelines without a Guarantor.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Staff Representative Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



THE GATHERINGS APARTMENTS
CONTINUING PARENTAL OR SPONSOR GUARANTY

MINIMUM GUARANTEED AMOUNT: \$ \_\_\_\_\_

THIS GUARANTY AGREEMENT is executed by the person(s) whose name(s) are signed below ("the Guarantors") between and for the benefit of Taurus Gatherings, LP ("Landlord"). It is understood that \_\_\_\_\_ has applied to become a Resident in the apartment community known as The Gatherings, Orlando, Florida (The "Property").

The undersigned represents that his or her relationship with the Resident is that of \_\_\_\_\_ (parent(s), guardian, uncle, aunt or specify other).

In order to induce Landlord to lease to the Resident identified above, the undersigned does hereby (if more than one, jointly and severally) guarantee the payment in full of all obligations under the Lease to be executed by the Resident or any renewal, extension or subsequent Apartment Lease Agreement (whether for the same or different unit), and to pay all amounts including fines imposed pursuant to the Community Policies, or Attorney's fees incurred in the enforcement of the subject Apartment Lease Agreement or any renewal, extension or subsequent lease.

This Guaranty may be enforced against Guarantor(s) without the necessity of recourse against Resident or any other parties responsible. Guarantor(s) consent(s) that any proceedings to enforce this Agreement or related rights may be brought before the court sitting in the judicial district or circuit in which the apartments are located, and Guarantor(s) consent to personal jurisdiction of such courts and agree that they may be served with process by certified mail addressed to them at the address shown below.

The Guarantor(s) waive (1) renewal or notice of extension of time within which any payment of rental, damages or repairs or the performance of other obligations shall be due; (2) necessity of recourse against Resident; (3) any understanding that any other person, firm or corporation was to sign this Guaranty; (4) the incapacity or bankruptcy of Resident or any other Guarantor; (5) any notice of change or amendment to the Apartment Lease Agreement, the Community Policies, or the right to any notice of default.

Failure of Landlord to enforce rights or recovery against other occupants of the unit and any third parties shall not release Guarantor(s), provided Guarantor(s) is only liable for payments or obligations of Resident whose name is set forth above in accordance with the terms of the Apartment Lease Agreement but shall be solely responsible as though Guarantor(s) were the Resident.

In addition to the amounts guaranteed, Guarantor(s) agrees to pay reasonable attorney's fees and all costs imposed under the terms of the Apartment Lease Agreement or required appropriate in enforcement of this Guaranty.

The guarantor certifies that the information below is true and complete. The Landlord and Ambling Management Company ("Manager") are authorized to use reasonable and necessary means to verify any of the information below and procure such other information that may be required to evaluate this application. By executing this Parental or Sponsor Guaranty, The Guarantor grants Manager or Landlord permission to perform a credit check on the Guarantor.

EXECUTED this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_\_.

Guarantor's Printed Name Spouse's Printed Name

Guarantor's Address City State Zip Code

(\_\_\_\_\_) Telephone Social Security No. Date of Birth DL State/#

Guarantor's Employer # of years at job (\_\_\_\_\_) Employer Phone Number

\$ Combined Household Gross Income Guarantor's Signature Spouse's Signature

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

COMMISSION EXPIRATION DATE NOTARY PUBLIC SIGNATURE

NOTICE: THIS DOCUMENT MUST BE NOTARIZED

THE EXECUTION OF THIS DOCUMENT IS A MATERIAL INDUCEMENT FOR LANDLORD TO ENTER INTO A LEASE CONTRACT, AND LANDLORD IS FULLY RELYING UPON THE DUE AND VALID EXECUTION BY THE PERSONS WHOSE NAME(S) ARE SHOWN ABOVE. LANDLORD RESERVES ALL RECOURSE, CIVIL OR CRIMINAL, IN THE EVENT OF A FALSE OR FORGED EXECUTION HEREOF. FURTHER, THIS AGREEMENT SHALL REMAIN IN EFFECT FOR THE ENTIRE TERM OF THE APARTMENT LEASE AGREEMENT, OR ANY SUBSEQUENT APARTMENT LEASE AGREEMENT, IN WHICH THE RESIDENT HAS ENTERED.



## Roommate Matching Profile

### The Gatherings Apartments

3961 Gathering Drive, Orlando, FL 32817 ph. (407) 673-4401; fax (407) 998-3787 thegathering@ambling.com

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

In 2011/2012, 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** \_\_\_\_\_