

RENTAL APPLICATION

DATE _____

Full Name _____ Date of Birth _____ Age _____

Social Security # _____ TDL # _____

Home Phone _____ Cell Phone _____

Email Address: _____ 2ND Email: _____

Please give five years previous rental or mortgage history.

Current Address _____ Apt.# _____ City _____ Zip _____

Dates from _____ to _____

Owner /Manager _____ Phone # _____ Rent _____

Reason for Moving _____

Previous Address _____ Apt.# _____ Dates _____ to _____

Owner /Manager _____ Phone # _____ Rent _____

Reason for Moving _____

Previous Address _____ Apt.# _____ Dates _____ to _____

Owner /Manager _____ Phone # _____ Rent _____

Reason for Moving _____

Please give five years previous employment history.

Employer _____ Supervisor _____ Phone # _____

Job Title _____ Years on Job _____ Monthly Salary _____

Other Income _____ Monthly Alimony or Child Support _____

Previous Employer _____ Supervisor _____ Phone # _____

Job Title _____ Years on Job _____ Monthly Salary _____

Spouse's Employer _____ Supervisor _____ Phone # _____

Job Title _____ Years on Job _____ Monthly Salary _____

Spouse Previous Employer: _____ Title: _____ Years: _____

Please list all vehicles to be kept at residence.

Make _____ Model _____ Year _____ License Plate # _____

Make _____ Model _____ Year _____ License Plate # _____

Make _____ Model _____ Year _____ License Plate # _____

Please list all persons who will be living with you.

Full Name _____ Date of Birth _____ Age _____

Social Security # _____ TDL # _____ Relationship to you? _____

Full Name _____ Date of Birth _____ Age _____

Social Security # _____ TDL # _____ Relationship to you? _____

Full Name _____ Date of Birth _____ Age _____

Social Security # _____ TDL # _____ Relationship to you? _____

Full Name _____ Date of Birth _____ Age _____

Social Security # _____ TDL # _____ Relationship to you? _____

Please describe all pets. _____

Rental Applicant Qualifications

It is against the policy of the owner and property managers of this property to discriminate against any person in the terms, conditions or privileges of rental of any property, or otherwise make available or deny the provisions of services or facilities in connection therewith, because of race, color, religion, sex, national origin, familial status or handicap.

The following requirements are consistently applied to all individuals making application for residency:

1. Each Applicant and Co-Applicant must remit to Lessor or Lessor's agent, at the time of application, an amount equal to \$25.00 each as application/credit report fee, to be used by Lessor or Lessor's agent as a application deposit.
2. Upon Lessor's approval of applicant and all co-applicants, Lessor or Lessor's agent will notify applicant of such approval, and then sign the lease. Applicant must not assume approval or non-approval until actual notice is received from Lessor or Lessor's agent. Lessor or Lessor's agent will make the final decision on approval within five (5) working days, unless it is agreed to by both parties to the transaction to extend the time period in an attempt to obtain needed information to approve the applicant.
3. If applicant or any co-applicant is disapproved, Lessor or Lessor's agent shall not refund the application/credit report fee to the applicant/s. This fee has already been applied toward expenses on obtaining Applicant/s approval information.
4. The applicant/s agrees to sign the lease within three (3) days after receiving notice of Lessor's or Lessor's agent's approval of application, and pay a security deposit equal to at least one month's rent. In the event applicant/s fails to sign the lease agreement within the time period provided herein, the application fee will be retained by the Lessor or Lessor's agent as liquidated damages; and the parties shall have no further obligation to each other. In the event applicant withdraws his or her application or notifies Lessor or Lessor's agent that he or she is no longer interested in leasing the property applied for, for any reason including Applicants inability to obtain utilities service in their name, the application deposit will be retained by Lessor or Lessor's agent as liquidated damages; and the parties shall have no further obligation to each other.
5. The Applicant/s must sign a release allowing the Lessor or the Lessor's agent to obtain a credit report from a credit-reporting agency of the Lessor's choice. The cost of \$25.00 for obtaining the credit report will be paid to the Lessor or the Lessor's agent, by the Applicant/s, at the time of the lease application.
6. The Applicant's credit report must show good use of credit along with regular and timely repayment of all such accounts. Any poor credit ratings shown on the credit report should be explained in writing to the Lessor or Lessor's agent. Written explanations of the extenuating circumstances that caused these conditions may be considered by the Lessor or Lessor's agent if two years of good credit history have accrued.
7. The Applicant's employment must be satisfactorily verifiable by the Lessor or the Lessor's agent. Companies that refuse to verify employee's income or length of time on job could result in the rejection of Applicant's application on the grounds of non-verification.
8. Applicant must have a stable employment history, with at least 24 months on his or her present job. Applicants must have a combined household income of at least 4 times the monthly rental rate of the property they are applying for.
9. At time of application Applicant will furnish to Lessor or Lessor's agent 5 years previous rental or mortgage history. Applicant will not be approved if any of the following situations exist:
 - a. Lessor or Lessor's agent cannot verify residences provided by the applicant.
 - b. Applicant has been evicted either forcefully or by demand to vacate a previous residence.
 - c. Applicant has failed to fulfill the terms or a lease agreement regarding the payment of rent, terms, or rules and regulations, unless such breach of the lease agreement was mutually agreed to by all parties to the agreement.
 - d. Applicant has not given current landlord required notice of plans to terminate tenancy and vacate premises.
10. Applicant's application to lease will be denied if applicant has been convicted of a felony, is or has been an illegal drug user or addict of a controlled substance or has been convicted of the illegal manufacture or distribution of a controlled substance.
11. Applicant must be at least 18 years of age to legally enter into a contractual agreement.
12. Applicant agrees to pay for all utilities including electricity, gas, water, garbage, telephone, cable TV.
13. Lessor or Lessor's agent reserves the right to deny acceptance of application based on Applicant's wish to keep pets at property being applied for.

Applicant _____ Date _____

Lessor or Lessor's Agent _____ Date _____

