

RENTAL APPLICATION

(Application fee \$___ per adult)

Each adult (18 or older) must fill out separate application Today's date: _____
Occupancy date desired: _____ Rental Price Range: _____ Type/size desired: _____

Rental address desired or shown: _____

How did you hear about this home or apartment? _____

Applicant's Personal Information

First name: _____ Middle: _____ Last: _____

Birth Date: _____ Driver's license/ID number/state: _____

Social Security #: _____ Phone: _____
Alternative phone: _____ Email address: _____

Any other names you've used in the past: _____

Additional Occupants (List every occupant's name, birth date, and their relationship to applicant.

How long do you plan on living in the next rental home that meets your needs? (1, 3 or 5 years) _____

Would you like to receive a rental gift on your anniversary dates as part of a 3-Star Resident Program? _____

Preferred Rental Type Desired? Standard_ Custom_ **Preferred Rent Due Date?** Monthly __ Other__

Would you like to by a home within the next 2-3 years? _____ **If so, what size/type?** _____

Are you able to handle the minor maintenance and upkeep in the property? Yes _____ No _____

Do you already own any appliances (if so, which ones) _____

Do you do have any of these skills: Electrical _ Painting _ Plumbing: _ Roofing_ Heating __ Other__

Do you have renter's insurance? ____ Any liquid filled furniture? ____ Have you ever broken a lease? ____ Ever refused to pay for any reason? ____ Ever evicted or asked to leave? ____ Ever filed for bankruptcy? ____

Ever been convicted of a crime? ____ Do you give us permission to do a criminal background check? ____

Currently have any utilities in your name? ____ Currently have phone service in your name? ____

Is there anything to prevent you from placing utilities in your name? ____ Do any occupants smoke? ____

Residence History

Present address: _____

Dates lived at this address? _____ Monthly Rent? _____

Name of present landlord: _____ Phone _____

Address of present landlord: _____

Reason for moving: _____ Is your rent current? _____

Number of late payments at this address? _____ Security deposit currently held by landlord? _____

Have you had any reoccurring problems with your current home or landlord? _____

Previous address: _____

Previous landlord: _____ Previous landlord's phone: _____

Dates at this address: _____ Reason for moving? _____ Monthly Rent? _____

Was your full security deposit returned? _____ Amount of security _____ # of late payments? _____

Bonus Note: We provide cash/free property upgrade to residents who refer a friend or coworker to us and they move into one of our places. List the name and phone of anyone you know who may need a home or apartment.

Phone _____

Income / Employment History

Applicant's current employment status: Full-time: ____ Part-time (less than 32 hrs.): ____ Student: ____
Retired: ____ Self-employed: ____ Unemployed: ____ Other: _____

Applicant employed by: _____ Supervisor's name: _____

Phone _____ Average weekly hours: ____ How long at that place of employment? _____

Address: _____ City: _____ State: ____ Zip: _____

Position: _____ Monthly/Biweekly/Weekly (Circle one) Income:\$ _____

Also employed by: _____ Supervisor's name: _____

Address: _____ City: _____ State: ____ Zip: _____ City: _____
State: _____ Zip: _____

Position: _____ Monthly/Biweekly/Weekly (Circle one) Income:\$ _____

Phone _____ Average weekly hours: _____ How long at that place of employment? _____

Emergency Contact: In the event of some emergency that would prevent you from paying rent when due, is there a relative, person, or agency that could assist you with rent payments?

Emergency contact: _____ Relationship _____ Phone _____

Address: _____ City: _____ State: ____ Zip: _____

Additional Income: (verifiable sources of income that you'd like considered, please list income and source).

Additional source: _____ Amount: \$ _____

Contact person: _____ Phone: _____

How long have you been receiving this income? _____ How long do you expect income to continue? _____

Credit History / Assets

Number of vehicles? _____ Any business vehicles, RV, campers, boats or motorcycles? _____

Vehicle 1 (make/model/color): _____ Vehicle 2 _____

Please note, only cars on application are authorized to be on premises. Do you have a car payment? \$ _____

List any other major monthly expenses and approximate amount? _____

Name of bank and branch: _____ Do you have a checking acct? ____ Savings ? ____

Would you be interested in paying rent each month by credit card? If so what type card? _____

Part of our verification process is to request a credit report. Is there anything negative we may find when we run a credit or criminal background check? _____

Personal /Professional References

Name of doctor or health care provider: _____ Attorney _____

Name of nearest living relative: _____ Relationship _____ Phone _____

Address: _____ City: _____ State: ____ Zip: _____

Thank you for completing an application to rent from us. A fee of \$ _____ is charged on all applicants for the purpose of verifying information furnished. This fee is refundable/nonrefundable. By signing below, applicant represents all information is true, complete, and authorizes annual contact/verification of information, references, and credit for continual tenancy or for collection purposes should it become necessary. If any information is found to be false, the application will be rejected and will be sufficient reason for immediate eviction and loss of deposit.

Applicant's signature: _____ Date: _____

FAIR HOUSING



WE SUPPORT FAIR HOUSING...
ALL DESERVE IT

APPLICATION ADDENDUM - ACCEPTANCE OF TERMS

Dear Rental Applicant:

We take pride in our rental homes. We offer guarantees in regard to your satisfaction and our maintenance responsibilities. And we actively seek only qualified residents to reside in our homes.

We screen our applicants carefully and we completely verify all information provided to us on the rental application. We run a credit report on every applicant, we verify employment and we check previous rental history.

The screening and verification process is used for every applicant the same way -- fairly and consistently. We also work to observe the fair housing laws. An applicant who passes the screening criteria is offered a rental when one is still available. An applicant who does not satisfy the screening criteria is not accepted as a resident.

By making application for one of our rentals, you acknowledge that these verifications will be done, and give us permission to do them. Please completely fill in the rental application. If you do not provide us with complete information, we will not be able to process the application. We will do our best to process your application quickly and normally within a 72 hour period. If you have not heard back from us by then, feel free to contact us. Please read and sign below acknowledging acceptance of the terms of your application. Thank you for making an application for one of our rentals and we hope you will become a long term resident with us.

- 1) I have double checked the information I have provided on the rental application and agree that it is true and complete.
- 2) I understand that an annual update of the information on this application shall be requested. I agree to provide updated information and notify landlord or management of any changes (i.e., employment, phone number, bank, car, emergency contact).
- 3) My credit report/history is good. If not, I have attached a separate page to explain any credit problems.
- 4) I understand and agree that this application is subject to approval, based on the information on my application. If any of the information I've given turns out to be FALSE, my application will be denied.
- 5) I agree to pay a \$_____ nonrefundable processing fee, plus a \$_____ refundable holding deposit to reserve/hold the rental for me until the move-in date, should my application be accepted. If accepted, the holding deposit will be applied toward my move-in costs, including rent and security deposit.
- 6) I understand and agree that this application is NOT a lease or rental agreement, and should it be accepted, I will sign the lease provided within _____ business day(s) of being accepted. Should I fail to do so the application shall be considered withdrawn, there will be no further obligation to reserve the rental and my holding deposit will be forfeited.
- 7) I hereby waive any claim for damages if my application is not accepted.

8) I understand that every good faith effort will be made to have the premises ready for occupancy as promised. However, should the premises not be available for occupancy on the date promised, I hereby waive any and all rights to seek to recover damages of any kind from the landlord or management company.

9) I hereby authorize and permit the landlord and/or management company to obtain any information necessary to verify the accuracy of any information or statements I have made in this application. I authorize and permit my credit report to be obtained and further authorize the landlord or management to make future credit inquiries in regard to continued creditworthiness and for purposes of collection of unpaid rent or damages to premises, should that become necessary.

10) I permit, on occasion, contact with my employer to verify my employment status during my tenancy.

11) I shall not hold the landlord or management responsible for any allergic reactions to the premises, inside or outside, from me, other occupants or guests. I shall check for allergic reactions before signing the Rental Agreement.

12) I certify that I am not manufacturing, using, storing, or selling dangerous controlled substances, and understand that I will immediately be required to vacate the premises if evidence of such is found on the premises, or if I am convicted of any crimes related to possession and/or distribution of controlled dangerous substances.

13) I understand and agree that the monthly rent will be \$ _____ and that a monthly rebate/discount/late charge of \$ _____ will be awarded or applied if the following conditions are met/not met _____.

14) I further understand and agree that the security deposit of \$ _____ is required in full before move-in. I agree to pay the balance of move-in costs including any deposits or rent totaling \$ _____ within _____ days of being notified of acceptance. If I am unable to or fail for whatever reason to pay the balance of the amount due at that time, the application shall be considered withdrawn, and my holding deposit will be forfeited.

APPLICANT'S SIGNATURE: _____ DATE _____

ADDRESS reserved (subject to approval of application):
