

RENTAL APPLICATION

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*The following is the basis we will use to consider your rental application.
Please read it carefully and sign where indicated.*

Application Requirements

Every adult must submit a fully completed, dated and signed residency application and fee. Applicant must provide a state issued photo identification card or a driver's license, and a social security card. A non-refundable application fee of \$35.00 will be required for all adult applicants.

Total Household Income

We will verify your income. Applicants must have a combined (after tax) income of at least three times the monthly rent. Self-employed applicants may be required to produce tax returns and/or bank statements. Non-employed applicants must provide proof of income. We reserve the right to require a co-signer.

Credit Reporting

We may obtain your credit report(s). Credit history must demonstrate appropriate care and concern for all financial obligations. Our policy is to report all debts to credit reporting agencies.

Rental History

We will contact your previous landlord(s). Rental history must reflect timely payment of rent, no complaints regarding noise, disturbance or illegal activities, proper notice to vacate, and only normal "wear & tear" to the property upon vacating.

Criminal History

We will search criminal records. These records must show:

- ☐ No felonies for illegal manufacture or distribution of a controlled substance with the last 7 years
- ☐ No felonies resulting in bodily harm or intentional damage or destruction of property within the last 7 years
- ☐ No sexual offenses ever.

Pet Policy

- ☐ No pets of any kind are permitted without specific written permission of landlord.
- ☐ Properly identified, trained, and managed pets may be allowed in certain properties.
- ☐ Additional rent and/or deposits will apply.
- ☐ Pet rent and/or deposits will be waived for medically necessary pets.

Tobacco Policy

- ☐ Use of tobacco INSIDE the dwelling unit IS NOT permitted.
- ☐ Use of tobacco OUTSIDE the dwelling unit IS permitted.

Occupancy Requirements

The number of occupants must be in compliance with general HUD standards and guidelines for the applied for unit.

- ☐ No more than 2 persons may occupy a 1-bedroom dwelling,
- ☐ No more than 4 persons may occupy a 2-bedroom dwelling,
- ☐ No more than 6 persons may occupy a 3-bedroom dwelling,
- ☐ No more than 8 persons may occupy a 4-bedroom dwelling,

Copy of Lease

You are entitled to an advanced copy of the lease which will be executed if your rental application is approved.

No Verbal Agreements

Any agreements must be in writing and signed by both parties.

RENTAL APPLICATION

We understand that moving to a new home can be both exciting and stressful. Our mission is to make this process as smooth and stress free as possible. Below you will find a "checklist" of things we need your help with in order to get you into your new home as soon as possible.

REQUIRED DOCUMENTS FOR VERIFICATION: Driver's license or current I.D. card, A copy of your most recent paystub or paystubs.

PERSONAL INFORMATION

First: _____ Middle: _____ Last: _____
Birth Date: ____/____/____ SSN: _____ Driver's License: State _____ # _____
Email: _____ Cell Phone 1: (____) _____ Cell Phone 2: (____) _____

CURRENT AND FORMER ADDRESSES

CURRENT ADDRESS:

Address: _____ Move In Date: ____/____/____
City: _____ State: ____ Zip: _____ Rent Amount: _____
Landlord: _____ Landlord Phone: _____

PREVIOUS ADDRESS:

Address: _____ Move In Date: ____/____/____
City: _____ State: ____ Zip: _____ Rent Amount: _____
Landlord: _____ Landlord Phone: _____

EMPLOYMENT

EMPLOYER #1: _____ Hire Date: ____/____/____
City: _____ State: ____ Zip: _____ Monthly Income _____
Supervisor's Name: _____ Phone: _____ Hours/week: _____

EMPLOYER #2: _____ Hire Date: ____/____/____
City: _____ State: ____ Zip: _____ Monthly Income _____
Supervisor's Name: _____ Phone: _____ Hours/week: _____

ADDITIONAL DETAILS

Have you ever had an eviction filed against you? ☐ Yes ☐ No
Have you ever broken a rental or lease agreement? ☐ Yes ☐ No
Have you been convicted, within the last 7 years of a felony which included bodily harm to another person, or intentional damage or destruction of property, or illegal manufacture or distribution of a controlled substance within the last 7 years? ☐ Yes ☐ No
Do you have any pets or do you plan to acquire any? ☐ Yes ☐ No
Do you or any occupants consume tobacco products of any kind? ☐ Yes ☐ No

APPLICANT'S AUTHORIZATION: Applicant(s) represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and or Management Company.

Applicant

____/____/____
Date

Landlord

____/____/____
Date