

RENTAL APPLICATION (Each Occupant 18 yr + needs SEPARATE application)

Incomplete applications will NOT be processed or considered

Property address for which you are applying: _____

Name: _____

Other Names You Have Used including maiden:

Personal Data:			
Email		Cell Phone	() -
Driver's License		Work Phone	() -
Social Security No.	- -	Marital Status	
Date of Birth			

CURRENT Employment Information:	
Employer	
Supervisor	
Phone	() - x
Occupation/Position	
Gross Annual Income	
Date of Hire	
Work Address Street	
Work Address City, St Zip	
Reason for leaving	

Other Income (source and amt.): _____

List last 3 jobs (other than the one listed above):			
Employed By			
Address			
City, St Zip			
Phone	() - x	() - x	() - x
Occupation			
Position			
Supervisor			
Dates Employed			
Income/Mo.	\$	\$	\$
Reason for leaving			

CURRENT RESIDENCE INFORMATION

Current Residence Address:	
Street Address	
City, State Zip	
Your Home Phone	() -
Date First Occupied	
Rent/Mortgage	\$
Reason For Leaving	
Landlord's Name	
Landlord's Phone	() - x
Related to Landlord?	Yes _____ No _____

Last 5 years residences (other than the one listed above)(use separate paper if necessary):			
Address			
City			
State & Zip			
Dates You Lived There			
Last Rent/Mortgage \$	\$	\$	\$
Owner/Mgr.			
Phone No.	() -	() -	() -
Reason for Leaving			
Related to Landlord?	Yes _____ No _____	Yes _____ No _____	Yes _____ No _____

FINANCIAL INFORMATION

Bank References:			
Bank	Address	Chk/Sav	Acct. No.

Credit References:	
Credit Cards	
Issuer	Account no. (last 4 digits)
Non-Credit Card	
Name	Phone number

Major monthly bills (car payments, student loans, credit cards, mortgages, etc.)

Creditors	Amount Owed	Type of Debt	Monthly Payment

BACKGROUND INFORMATION

Personal References:

Name	Address	Phone	Years Known	Occupation
		() -		
		() -		
		() -		
		() -		

List all vehicles to be parked at property:

Type Vehicle				
Make				
Model				
Color				
Year				
State				
License				
Approx. Val.	\$	\$	\$	\$

In case of emergency, notify:	Address	Phone	City, St.	Relationship
		() -		
		() -		

Referred By: Renter's Service _____ Which one? _____
 Newspaper _____ Which one? _____ Sign _____ Craigslist _____
 Hotpads _____ Trulia _____ Tenant _____ Who? _____
 Realtor _____ Who? _____ Neighbor _____ Who? _____
 Flyer _____ Other _____

Nearest Relative Not Living With You:

Name _____ Phone _____
 Address _____ City _____ Zip _____

Additional proposed occupants, include part time (college students, joint custody, etc)

Name	Age	Relation to Applicant	Occupation

Any Pets You Will Have at the Property:

Name	Age	Breed	Housebroken		Neutered		Last Rabies Vaccination
			Yes	No	Yes	No	
			Yes	No	Yes	No	
			Yes	No	Yes	No	
			Yes	No	Yes	No	
			Yes	No	Yes	No	

1. Has any occupant ever received public assistance or unemployment benefits? Yes / No
If so when? _____
 2. Have you or your spouse/partner ever been late on rent? Yes / No
 3. Have you or your spouse/partner ever had an eviction filed against you? Yes / No
 4. Have you or your spouse/partner ever broken a lease?..... Yes / No
 5. Have you or your spouse/partner ever been sued for non-payment of rent or damages?..... Yes / No
 6. Have you or your spouse/partner filed a bankruptcy in the last 7 years? Yes / No
If so, when? _____
 7. If applicable, has the bankruptcy been discharged?..... Yes / No
When? _____
 8. Have you or your spouse/partner even been convicted of a felony? Yes / No
 9. Do you or your spouse/partner have any pending lawsuits? Yes / No
If so please explain _____
 10. Do you or your spouse/partner have any outstanding judgments/liens against you in any state? Yes / No
If so, please explain _____
 11. Are you or your spouse/partner required to pay child support or alimony?..... Yes / No
If so, monthly amount _____
 12. Can you think of anything that might interrupt your ability to pay rent? Yes / No
 13. If necessary, do you have a creditworthy co-signer?..... Yes / No
 14. Will you agree to pay rent one month in advance and every month thereafter? Yes / No
 15. Will you agree to pay for damages caused by you, your occupants or guests?..... Yes / No
 16. Do you intend to use any water filled furniture (including aquariums) in this home? Yes / No
 17. Do you agree to pay all charges with automatic debits or direct deposits? Yes / No
 18. Do you have the total security deposit now? Yes / No
 19. Do you want to rent with option to purchase? Yes / No
 20. How long do you plan to live here? 1yr 2 yrs 3+yrs explain: _____
 21. What is your expected move-in date? _____
 22. How many occupants are smokers? _____ Who? _____
- Explanations (please refer to numbers above): _____
- _____
- _____
- _____
- _____
- _____

If you are in the military:
 Commanding Officer: _____ CO Phone: _____

ACKNOWLEDGMENT, AGREEMENT AND AUTHORIZATION

Applicant(s) represents that all of the above statements are true and complete and authorizes verification of all of the above information by any and all means available, including but not limited to, employment, personal references, credit records, public records, current and previous property owners and criminal records by the Owner and/or Property Manager. Applicant(s) acknowledges that false information may constitute a breach of the lease entitling the Property Owner, at the Property Owner's option, to repossess the Property. Further, Applicant(s) expressly authorizes Owner and/or Property Manager (including a collection agency) to obtain Applicant(s) consumer credit report, which Owner and/or Property Manager may use if attempting to collect past due rent payments, late fees, or other charges from Applicant(s) both during the term of the lease and thereafter. Applicant hereby waives any claim and releases from liability any person providing or obtaining said verification or additional information.

The undersigned hereby applies to rent/lease at _____ for \$_____ per month, security deposit of \$_____ with tenancy to begin ____/____/20____, and upon OWNER'S approval agrees to enter into a Rental Agreement and/or Lease and pay all rent and security deposits required before occupancy.

An Application fee of \$_____ is hereby submitted for the cost of Unlawful Detainer and/or Credit Reports and processing this application. I understand the application fee is non-refundable even if I am not approved.

The applicant is posting \$_____ with this application in consideration for Owner not renting to another person pending review of this application, as an option to rent. If applicant's tenancy is approved, this fee will be applied toward the initial payments due under the lease. If applicant is approved for tenancy but elects not to sign the lease, within three (3) business days of approval and/or take possession of the subject Property at commencement of lease, this amount shall be retained by Owner as compensation for the option to rent.

Date _____ 20____ _ Applicant Sign _____ Print _____

Date _____ 20____ _ Co-Applicant Sign _____ Print _____

Date _____ 20____ _ Co-Applicant Sign _____ Print _____

Date _____ 20____ _ Co-Signer Sign _____ Print _____

Date _____ 20____ _ Co-Signer Sign _____ Print _____

APPLICATION CHECKLIST

✓	ITEM	COMMENT
	APPLICANT #1	
	COMPLETED application SIGNED	
	Enlarged, color copy of driver's license - Easy to read	JPG is best format
	Copy of last 2 paystubs	2 yrs tax return if self employed
	Need to explain any negative answers on application	
	If military, need commanding officer's name and phone	Or copy of transfer orders
	APPLICANT #2	
	COMPLETED separate application SIGNED	
	Enlarged, color copy of driver's license - Easy to read	JPG is best format
	Copy of last 2 paystubs	2 yrs tax return if self employed
	Need to explain any negative answers on application	
	If military, need commanding officer's name and phone	Or copy of transfer orders
	CO-SIGNER (IF REQUESTED)	
	COMPLETED separate application SIGNED	
	Enlarged, color copy of driver's license - Easy to read	JPG is best format
	Copy of last 2 paystubs	2 yrs tax return if self employed
	Need to explain any negative answers on application	
	PETS	
	Good color photo of each pet	JPG is best format
	Proof of rabies vaccination for each pet	
	Proof of neutering for each pet	
	OTHER	
	Holding deposit paid and receipt signed	