

**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: \_\_\_\_\_

<b>Other Names You Have Used including maiden:</b>

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

<b>CURRENT Employment Information:</b>	
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.): _____
_____

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



**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. All funds paid to Owner prior to applicant move in will be credited to this Option to Rent, no matter what the applicant designates.

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
	<b>APPLICANT #1</b>	
	COMPLETED application <b>SIGNED</b>	
	Enlarged, color copy of driver's license - <b>Easy to read</b>	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
	<b>APPLICANT #2</b>	
	COMPLETED <b>separate</b> application <b>SIGNED</b>	
	Enlarged, color copy of driver's license - <b>Easy to read</b>	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
	<b>CO-SIGNER (IF REQUESTED)</b>	
	COMPLETED <b>separate</b> application <b>SIGNED</b>	
	Enlarged, color copy of driver's license - <b>Easy to read</b>	JPG is best format
	Copy of last 2 paystubs	2 yrs tax return if self employed
	Need to explain any negative answers on application	
	<b>PETS</b>	
	Good color photo of each pet	JPG is best format
	Proof of rabies vaccination for each pet	
	Proof of neutering for each pet	
	<b>OTHER</b>	
	Holding deposit paid and receipt signed	