

RENTAL APPLICATION

Application fee: \$40
Address Applying for:

Important Note to Applicants: Only clean and responsible people who pay their rent on time can apply. Please fill this application out in full. Incomplete applications will be sent back to you to complete, causing a delay in the process and decreasing your chances of renting from us.

Personal Information - Please do not leave any blanks in this section

First Name:	MI:	Last Name:
Social Security #:	Date of Birth:	Driver's License #:
Phone #:	Alternate Phone:	Email:
How many people will be living here?		

Rental History – Please include ALL addresses you have lived at for previous 5 years. Use added paper if needed.

Current address:		
City/State/Zip:		Move in Date:
Landlord's Name:	Landlord's Phone:	
Monthly Rent:	Reason for Moving:	
Previous Address:		
City/State/Zip:		Move in Date:
Landlord's Name:	Landlord's Phone:	
Monthly Rent:	Reason for Moving:	
Previous Address:		
City/State/Zip:		Move in Date:
Landlord's Name:	Landlord's Phone:	
Monthly Rent:	Reason for Moving:	

Employment Information – Please include all sources of income. Use added paper if needed.

Current Employer:	Employer Phone:
Manager/Supervisor Name:	
Hire Date:	Gross Wages Per Month:
Other Sources of Income? (Please explain):	

Questionnaire – Please answer all these questions truthfully.

How long will you live here?	What pets do you have?
How many evictions have been filed upon you?	How many felonies do you have?
Have you ever broken a lease?	Do you smoke?
Do you have a checking account?	How many vehicles do you own?
Is the total move-in amount available now?	How much money do you have?
What would limit your ability to pay rent?	How did you find out about this vacancy?
Why should we rent to you?	
Desired Move in Date?	
Emergency Contact Name:	Emergency Phone:

Additional Information – Please use this optional space for additional information, comments, or explanations.

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PLEASE READ CAREFULLY AND SIGN IF YOU AGREE

This application made this date _____ between Philip Willis, hereinafter "Landlord" and the below signed hereafter "Applicant." The Applicant shall pay to the Landlord a nonrefundable fee to accompany this application to cover the Landlord's administrative costs and expense to verify the information submitted by the Applicant. Applicant authorizes the Landlord, his or her employees, agents, or representatives to make any and all inquiries to verify necessary information provided herein. This verification includes but is not limited to direct contact with Applicant's employers, current landlord, previous landlords, neighbors, law enforcement agencies, credit agencies, and all or any other sources of information which the Landlord may deem necessary and appropriate within his or her sole discretion. The Applicant hereby declares that the information provided is true, accurate, and complete to the best of the Applicant's knowledge. Applicant agrees that any false or incomplete information is grounds for immediate disqualification at the sole discretion of the Landlord. Landlord is not liable to the Applicant, his or her heirs, executors, administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the Landlord of the information provided by the Applicant, and Applicant hereby releases the Landlord, his agent, employees and representatives from any and all actions, causes of action of any kind or nature that may arise by virtue of the execution or implementation of the agreement provided herein. Upon successful verbal or written approval of the Applicant's tenancy, a Security Deposit must be paid in full before any rental agreement is signed. Landlord will attempt to contact the Applicant by the phone numbers listed on this application and the Applicant has 24 hours from time of approval to furnish a deposit and sign a Deposit to Hold agreement unless otherwise agreed upon, in writing, by both parties. If Applicant fails to perform within 24 hours of Landlord's approval, Applicant may be disqualified and Landlord may rent this home to the next qualified Applicant.

Holding fee

Upon the verbal or written approval of the Applicant's tenancy, if tenant will not be taking occupancy immediately, a Deposit to Hold Agreement will be executed and signed by all parties and a non-refundable holding fee shall be required within 24 hours, hereinafter referred to as "Deposit to Hold" in the amount equal to one month's rent to hold the property until a mutually agreed upon move-in-date. Applicant understands that no rental will be held for more than 14 days. The Deposit to Hold removed the property from public offering and holds the home exclusively for the Applicant until all other requirements have been met. After all requirements have been met and a lease for the property completed, the Deposit to Hold will transfer to the security deposit to be held throughout the tenant's entire tenancy. If the Applicant fails to provide the Deposit to Hold within 24 hours of approval, the Applicant may be disqualified and the home will be offered to the next qualified applicant. After approval and before occupancy will be granted, Applicant must supply all the required move-in funds, including the security deposit, first month's rent, and any other additional deposits and fees. All tenant paid utilities must be transferred into Applicant's name, ad a lease must be executed and signed by all parties. If for any reason, the Applicant fails to complete all move-in requirements the landlord will return the property to public offering and the entire Deposit to Hold will be forfeited to the Landlord for expenses including, but not limited to, lost rent, holding costs, advertising costs, and marketing costs.

Our required standards for qualifying to rent a home are

- Only clean and responsible people who pay their rent on time can apply.
- Applicant must have current photo identification and a valid social security number.
- A background check will be conducted on all applicants over 18. Applicant's background must exhibit a pattern of responsibility,
- All properties are offered without regard to race, color, religion, national origin, sex, disability or familial status.
- Each adult occupant must submit a separate application.
- We limit the number of occupants to 2 per bedroom.
- Your gross monthly income must equal three times or more the monthly rent.
- You must have a favorable credit history.
- You must be employed and/or be able to furnish acceptable proof of the required income.
- You must have good housekeeping, payment, and maintenance references from all previous Landlords.
- Compensating factors can include additional requirements such as double deposit and/or a co-signor.
- Must be non-smoker.

The Applicant authorizes release of all information to Landlord and agrees that the information provided in this rental application is true and correct.

Applicant Signature: _____ **Date:** _____

Applicant Name in Print: _____