



RENTAL / CREDIT APPLICATION

Important Notice

Section: 1

Read this section carefully **before** you complete and submit this Residential Tenant Qualification Application. You understand you **must be qualified** as an **acceptable tenant before** a lease agreement is **signed by you and the landlord**. Before you are accepted as an applicant you agree the landlord may:

- (1) Investigate the information you give in this Residential Tenant Qualification Application.
- (2) Investigate any other information learned from the investigation of this application.
- (3) Determine if you were ever arrested for any criminal activity.
- (4) Determine if there were police calls to quell disturbances caused by you and/or guest.
- (5) Obtain a credit report to determine your credit payment history. Delinquent credit history may be a cause for non-approval.
- (6) All wages and income must be verified.
- (7) Present and previous landlords must be verified to determine promptness of rental payments, housekeeping habits and damage caused by you, your family, guest and invitees, and other lease violations.

Other Considerations

Section: 2

- (a) You do not have any pets. (Unless location you are applying for allows pets.)
- (b) Upon being notified that you have been accepted as a tenant you are required to sign a lease agreement within **48 hours from the date of notification**. Failure to do so will risk landlord not concluding a lease agreement with you.
- (c) Required escrow monies and/or rents, as quoted and per the Lease Agreement, must be paid in full at time of signing the lease agreement.
- (d) It is understood that all escrow monies (deposit) paid at the time of lease signing will be considered a Holding Deposit until the time of move in. On the date of move in, the Holding Deposit will convert to a Security Deposit. The Holding Deposit will be NON-REFUNDABLE; should I/We decide to not take occupancy of the apartment deposit shall be retained by the management company. Furthermore, should I/We take occupancy of the unit, the Security Deposit is NON-REFUNDABLE until the lease (and subsequent renewals) has/have expired.

I / We agree and accept all conditions in Section 1 and 2 and submit this Residential Tenant Qualification Application for consideration.

Accepted by:

Applicant _____ Date _____

Disclosures

RADON GAS-Notice to Prospective Tenant-Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in this state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

LEAD PAINT CLAUSE-"Every purchaser of any interest in residential rent property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real estate is required to provide the buyer with any information on lead based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

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Tenant Name _____ Phone No. _____

Social Sec. No. _____ Date of Birth _____

Email _____ Driver's License No. _____

Auto Ins. Company _____

Car(s) Make/Model _____ Yr. _____ Color _____

Plate No. _____ State _____ Registration Exp. Date _____

Present Address _____ How Long? _____

City _____ State _____ Zip Code _____

Reason for Moving _____ Monthly Rent _____

Lease Move-In Date _____ Lease Expiration Date _____

Landlord _____ Phone No. _____

Do you have any pets? If so, how many and what is the type/breed/weight?:

List Last 3 Addresses and Landlords

#1 Address _____ How Long? _____

City _____ State _____ Zip Code _____

Reason for Moving _____ Monthly Rent _____

Lease Move-In Date _____ Lease Expiration Date _____

Landlord _____ Phone No. _____

#2 Address _____ How Long? _____

City _____ State _____ Zip Code _____

Reason for Moving _____ Monthly Rent _____

Lease Move-In Date _____ Lease Expiration Date _____

Landlord _____ Phone No. _____

#3 Address _____ How Long? _____

City _____ State _____ Zip Code _____

Reason for Moving _____ Monthly Rent _____

Lease Move-In Date _____ Lease Expiration Date _____

Landlord _____ Phone No. _____

Work History

Employer _____ Phone No. _____

How Long? _____ Position _____

Monthly Income _____ Other _____

Other Employer _____ Phone No. _____

Military/Branch _____ **Rank** _____

Discharge Date _____

Co Tenant _____ Phone No. _____

Email _____

Social Sec. No. _____ Date of Birth _____

Address _____ Landlord Phone # _____

Driver's License No. _____ Auto Ins. Company _____

Car(s) Make/Model _____ Yr. _____ Color _____

Plate No. _____ State _____ Registration Exp. Date _____

Co Tenant Employer _____ Phone No. _____

How Long? _____ Position _____

Monthly Income _____ Other _____

Other Employer _____ Phone No. _____

Other Monthly Income

Social Security _____ SSI _____

Pension _____ Unemployment _____

Workman Compensation _____ Cash Assistance _____

Alimony _____ Child Support _____

Other _____

Other Family Members

Child's Name _____ Date of Birth _____ SS# _____

Child's Name _____ Date of Birth _____ SS# _____

Child's Name _____ Date of Birth _____ SS# _____

Personal Identification Information

Nearest Relative for Each Tenant:

Name _____ Phone No. _____

Name _____ Phone No. _____

Name _____ Phone No. _____

Emergency Contact:

Name _____ Relationship _____ Phone No. _____

Personal References

Name _____ Relationship _____ Phone No. _____

Name _____ Relationship _____ Phone No. _____

Name _____ Relationship _____ Phone No. _____

Other Information

HAVE YOU EVER:

Been denied credit within the last 12 months? Yes _____ No _____

Why? _____

Been delinquent in rent? Yes _____ No _____

Why? _____

Does your Landlord know you are planning to move? Yes _____ No _____

Filed for bankruptcy? Yes _____ No _____

If yes, when? _____

Been served an eviction notice or asked to vacate a property you were renting? Yes _____ No _____

Willfully or Intentionally refused to pay rent when due? Yes _____ No _____

If so, When and Why? _____

Have you even been convicted of a crime of any kind? If yes please state the charge

How were you referred to us? _____

Rental Unit applying for _____ Date Needed _____ Term Lease _____

Rent per Month _____ Security Deposit _____ Application Fee **\$35.00 per person** (non-refundable)