



Sherlock Homes Realty
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APPLICATION

This application must be filled out and signed by every person 18 and over who intends to reside in the unit. **Leave no blanks.**

Address of rental property: _____
Applicant's rental information (Please use your full name)

Name: _____
Any other names you have used. _____
Single _____ Married _____ Divorced _____ (date of decree) _____ Separated _____
Phone number: _____ Email Address: _____
DOB _____ Social Security #: _____ Driver Licence _____
How did you hear about this rental: _____
Desired date to begin occupancy: _____

Vechiles/Trailers:

Year: _____ Make: _____ Model: _____ Lic. Plate # _____
Year: _____ Make: _____ Model: _____ Lic. Plate # _____
Year: _____ Make: _____ Model: _____ Lic. Plate # _____
Year: _____ Make: _____ Model: _____ Lic. Plate # _____

Residential History

Current Address: _____ City _____ State _____ Zip _____
Own _____ Rent _____ Rent Amount _____ How Long: _____ From _____ To _____
Landlord Name _____ Phone Number _____

Previous Address: _____ City _____ State _____ Zip _____
Own _____ Rent _____ Rent Amount _____ How Long: _____ From _____ To _____
Landlord Name _____ Phone Number _____

Previous Address: _____ City _____ State _____ Zip _____
Own _____ Rent _____ Rent Amount _____ How Long: _____ From _____ To _____
Landlord Name _____ Phone Number _____

Previous Address: _____ City _____ State _____ Zip _____
Own _____ Rent _____ Rent Amount _____ How Long: _____ From _____ To _____
Landlord Name _____ Phone Number _____

Employment (Two most recent paystubs required)

Current Employer _____ Address: _____ City _____ State _____
Monthly income: _____ Start Date: _____ Position: _____
Supervisor's name: _____ Phone number: _____
Other Sources of Income: _____

Bank References

Bank _____ Address _____ City _____ State _____
Checking Account # _____ Saving Account # _____ Other _____

Additional Occupants

List each occupant (credit and criminal background check will be required on all applicants/occupants 18 and over)

(Full Names)

A. Name _____	Relationship _____	DOB _____
B. Name _____	Relationship _____	DOB _____
C. Name _____	Relationship _____	DOB _____
D. Name _____	Relationship _____	DOB _____
E. Name _____	Relationship _____	DOB _____
F. Name _____	Relationship _____	DOB _____
G. Name _____	Relationship _____	DOB _____

Pets/Assistive Animals (attach current photo)

Will you have pets? Yes/No Will you have or intend to get an assistive animal? Yes/No
Describe each pet/assistive animal (attach photo)

1. Breed _____ Name _____ Age _____ Gender _____
2. Breed _____ Name _____ Age _____ Gender _____

Assistive animals are permitted with verification of disability and related need for this animal. See landlord for details.

Has this animal ever harmed another person or pet or acted in an aggressive or destructive manner? Yes / No
Explain: _____

Criminal/Credit/Rental/Background/History answer all questions for yourself and anyone who will occupy the premises.

- A. Have you ever been arrested, charged or convicted of misdemeanor or felony ____yes ____no.
- B. Have you ever used, sold, or distributed any illegal drugs ____yes ____no.
- C. Do you anticipate any warrant being issued or do you have any outstanding warrants? ____yes ____no.
- D. Have you ever declared bankruptcy? ____yes ____no.
- E. Have you ever received a breach notice, an eviction notice or been evicted? ____yes ____no.
- F. Have you ever withheld rent, refused to pay rent or rent later than ten (10) days when due? ____yes ____no.
- G. Do you owe any landlord any money? ____yes ____no
- H. Do you have any pest issues or have you had any pest issues within the last 12 months? ____yes ____no.

 *If any answer above is yes, give detailed explanation, dates, names and provide any additional details or documentation you want reviewed as part of this application.

Personal References

1. Name _____ Relationship _____
Address _____ Phone# _____
2. Name _____ Relationship _____
Address _____ Phone# _____
3. Name _____ Relationship _____
Address _____ Phone# _____

An application fee of **\$35.00** is due at the time you submit this application. Additional fees for non-US residents vary. See management for details. **This fee is non-refundable and must be paid in cash or certified funds.**

A holding deposit of \$_____ is also due at the time you submit the application. This deposit will be forfeited if you fail to sign a lease within 48 hours after you have been approved. If you are approved, your holding deposit will be applied to the necessary move-in funds. If you sign the lease but fail to take possession within 24 hours of the start date of the lease, your deposits may be forfeited and you will remain responsible for all financial obligations of the lease, subject to the Landlord’s duty to mitigate their damages.

By submitting this application, you authorize management to investigate the information for this lease and any renewals or for the purposes of collections. Any information that is misleading, insufficient or false may result in the rejection of the application or the termination of your lease if subsequently discovered. This information may be provided to any governmental entity upon request. Any applicant that is abusive, harassing, threatening or uses inappropriate/profane or racist language toward the staff, vendor or other resident will have their application rejected or, if a lease has been created but not fully executed by management, the lease will not be signed and occupancy will not be granted.

Fair Housing Statement: Unless the landlord owns three or fewer rental properties and does not use a licensed real estate agent, a landlord is required to comply with all city, state and federal fair housing law. Discrimination in housing based on race, color, religion, sex, national origin, familial status, disability or any other protected class is prohibited. If you need an accommodation or modification due to a disability, please explain:

A request for an accommodation or modification may be made at any time. While you are encouraged to put that request in writing, it is not required. If you do not have a readily apparent disability, we will require you to provide medical verification that you are disabled as part of the interactive process. If you have any questions, please notify us.

By signing below, I acknowledge and accept these qualifying criteria and policies. I further acknowledge that I have had the ability to review the rental criteria/rental policies prior to submitting this application. **Caution: If you have placed a credit freeze or fraud alert on your credit report, your application may be delayed or temporarily denied unless you notify that agency in writing that you have authorized this credit check.** I have / have not (applicant must choose one) placed a credit freeze/ fraud alert on my credit and agree to notify that appropriate agency, if applicable, that this credit check is authorized by me and is a necessary part of the application process.