

RESIDENTIAL LEASE APPLICATION

EACH OCCUPANT AND CO-APPLICANT 18 YEARS OR OLDER MUST SUBMIT A SEPARATE APPLICATION

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Property Condition: Applicant is strongly encouraged to view the Property prior to submitting any application. Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease: _____

Applicant was referred to Landlord by:

- Real estate agent _____
- Newspaper _____ Internet _____ Other _____
- Sign _____ Sign _____

Applicant's name (first, middle, last) _____

Is there a co-applicant? yes no

If yes, co-applicant must submit a separate application.

Applicant former last name (maiden or married) _____

E-mail _____ Home Phone _____
Work Phone _____ Mobile _____
Soc. Sec. No. _____ Driver License No. _____
Date of Birth _____ Height _____ Weight _____
Eye color _____ Hair color _____ Marital status _____
Citizenship _____ (country) _____

Emergency Contact: (Do not insert the name of an occupant or co-occupant.)

Name: _____
Address: _____
Phone: _____ E-mail: _____

Name of all other persons who will occupy the property:

Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____

Applicant's Current Address: _____ Apt. No. _____
(City, state, zip)

Landlord or Property Manger's Name: _____

E-mail: _____

Phone: Day _____ Night _____ Mobile _____

Date moved in: _____ Move out date: _____ Rent \$ _____

Reason for move: _____

Applicant's Previous Address: _____ Apt No. _____
(City, state, zip)

Previous landlord or property manager's name: _____

E-mail: _____

Phone: Day _____ Night _____ Mobile _____

Date moved in: _____ Move out date: _____ Rent \$ _____

Reason for move: _____

Applicant's Current employer: _____

Address: _____ (street, city, state, zip)

Supervisor's Name: _____ Phone: _____

E-mail: _____

Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____

Note: if applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.

Applicant's previous employer: _____

Address: _____ (street, city, state, zip)

Supervisor's Name: _____ Phone: _____

E-mail: _____

Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____

Describe other income Applicant wants considered: _____

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/state	Mo. Payment
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Will any pets (dogs, cats, birds, reptiles, fish, and other pets) be kept on the Property? Yes No

If yes, list all pets to be kept on the Property:

Type of Breed	Name	Color/weight	Gender	Age in years	Neutered	Declawed	Rabbies shots current
					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

Yes No

- Will any waterbeds or water- filled furniture be on the Property:
- Does anyone who will occupy the Property smoke?
- Will applicant maintain renter's insurance?
- Is Applicant or Applicant's spouse, even if separated, in military?
- If yes, is the military person serving under orders limiting the military person's stay to one year or less?
- Has Applicant ever:
- been evicted:
- been asked to move out by a landlord?
- breached a lease or rental agreement?
- filed for bankruptcy?
- lost property in a foreclosure?
- had any credit problems (including any outstanding debt (e.g., student loans or medical bills)), slow-pays or delinquencies?
- been convicted of a crime?
- Is any occupant a registered sex offender?
- Are there any criminal matters pending against any occupant?
- Is there additional information Applicant wants considered?

Additional comments: _____

Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- 1 Obtain a copy of Applicant's credit report;
- 2 Obtain a criminal background check related to Applicant and any occupant; and
- 3 verify and rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of \$ _____ to _____ (entity of individual) for processing and reviewing this application. Applicant submits will not submit an application deposit of \$ _____ to be applied to the security deposit -upon execution of a lease or returned to Applicant if a lease is not executed.

Acknowledgment & Representation:

- 1 Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.
- 2 Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
- 3 Applicant represents that the statements in his application are true and complete.

Applicant's Signature

Date

For Landlord's Use:

On _____, _____ (name/intials) notified
 Applicant _____ by phone mail e-mail in person that Applicant was
 approved not approved: Reason for disapproval: _____