

LEASE APPLICATION



1. **PROPERTY ADDRESS:** _____ **DATE OF APPLICATION:** _____

2. **APPLICANT:** _____ Date of Birth: _____ Age _____
() Unmarried () Married () Separated () Divorced Social Security #: _____
Number of Dependents: _____ Names and ages: _____
Home Phone: _____ Work Phone: _____ Cell Phone: _____
E-Mail: _____ Vehicle Make: _____ Model: _____ Year: _____
Driver's License State/Number: _____ License Plate State/Number _____

3. **ADDITIONAL OCCUPANTS:** *A separate application and credit check fee is required from each applicant 18 or older, and must be attached.*
Names & ages: _____

4. **ADDRESS & RENTAL HISTORY:** *Applicant must provide current information and rental history for previous two years.*
Present Address: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____
Previous Address #1: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____
Previous Address #2: _____ Dates: _____
Landlord or Property Manager: _____ Phone: _____
Mo. Rent: \$ _____ Reason for leaving: _____

5. **EMPLOYMENT:** *Applicant must provide employment history for two years and additional income, if any. If applicant is self-employed, please attach photocopies for the past two years of (A) individual U.S. Tax form 1040 and (B) self-employment Tax Schedule C. If applicant is paid on an hourly or weekly basis, attach form W2 for the past 2 years and two most recent paycheck stubs.*
Present Employer: _____ Phone: _____
Supervisor: _____ Phone: _____
Business Address: _____
Position: _____ Type of Business: _____ Dates: _____
Gross Monthly Wages/Salary (before deductions): _____ Average Monthly Overtime/bonuses: _____
Previous Employer: _____ Phone: _____
Supervisor: _____ Phone: _____
Business Address: _____
Position: _____ Type of Business: _____ Dates: _____
Gross Monthly Wages/Salary (before deductions): _____ Average Monthly Overtime/bonuses: _____
Additional Income: _____

6. **PERSONAL REFERENCES:** *Applicant must provide two personal references that are not relatives, employers or landlords.*
Reference #1: _____ Relationship: _____
Address: _____ Phone: _____
Reference #2: _____ Relationship: _____
Address: _____ Phone: _____

7. **IN CASE OF EMERGENCY, CONTACT:** *On a separate page, list additional contacts, if any.*
Name: _____ Relationship: _____ Phone: _____
Address: _____ Business Phone: _____

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8. **BANK REFERENCES:** *On a separate page, list additional bank accounts, if any.*

Account #1: Checking Savings Money Market Bank _____ Balance _____
 Account #: _____ Address: _____

Account #2: Checking Savings Money Market Bank _____ Balance _____
 Account #: _____ Address: _____

Account #3: Checking Savings Money Market Bank _____ Balance _____
 Account #: _____ Address: _____

9. **MONTHLY OBLIGATIONS:** *On a separate page, list additional child support, alimony, credit cards, loans and other obligations, if any.*

Type of Obligation	Creditor and Account Number	Balance owed	Monthly payment
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

10. **IF YOU ANSWER "YES" TO ANY ITEM BELOW, PLEASE EXPLAIN BELOW OR ON A SEPARATE PAGE:**

A. Do you have any outstanding unpaid judgments?	<input type="checkbox"/> NO <input type="checkbox"/> YES	Explanation:
B. In the last 7 years, have you declared bankruptcy?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
C. Are you a party in a lawsuit?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
D. Have you ever been evicted?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
E. Have you ever been convicted of a crime?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
F. Do you smoke?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
G. Do you have any pets?	<input type="checkbox"/> NO <input type="checkbox"/> YES	
H. Do you own a waterbed or plan to purchase one?	<input type="checkbox"/> NO <input type="checkbox"/> YES	

11. **AUTHORIZATION:** A credit check fee of Twenty-five dollars (\$25.00) accompanies this application. I expressly authorize verification of information provided in this application from credit sources, credit bureaus, personal references, current and former landlords and employers. I have the right, under Section 606(b) of the Fair Credit Reporting Act, to make a written request to the credit information source for a complete and accurate disclosure of the nature and scope of any investigation. A credit check may take five business days after receipt of completed application.

12. **APPLICATION FEE:** A separate application fee in the amount of \$ _____ accompanies this application. Upon approval and acceptance of this application, the application fee shall be applied to monthly rental; OR upon rejection of this application, the application fee shall be refunded to applicant within ten days of rejection, provided that no false, incomplete or misleading statements are provided in this application.

13. **LEASE & PAYMENT:** Upon approval and acceptance of my application, I agree to execute a lease in accordance with the terms of the application and to make payment for the balance of the first month's rent and security deposit in the form of a money order or cashier's check. If I fail to execute a lease and/or make payment, the entire application fee accompanying this application shall be forfeited without recourse, as liquidated damages, and split equally between the Landlord and Listing Broker.

14. **OCCUPANCY:** Property is to be used as a single-family residence, subject to all applicable zoning laws and all rules, regulations, by-laws, and covenants of any applicable Condo or Homeowner's Association. Occupancy is contingent upon property being vacated by the present occupant. I understand that the use or sale of illegal drugs on the premises shall be grounds for termination of lease and occupancy, without recourse, and that all advance rental payments and deposits shall be forfeited as liquidated damages in the event of said termination.

15. **CERTIFICATION & REMEDY:** I certify that all information provided herein is true and correct and that none of the funds listed are proceeds of illegal activities. I understand that my lease or rental agreement may be terminated and the entire application fee and security deposit shall be forfeited as liquidated damages, without recourse, if I have made any false, incomplete or misleading statement in this application.

This application is offered without respect to race, creed, religion, physical or mental handicap, color, sex, national origin, age, occupation, personal appearance, political affiliation, sexual orientation or marital status.

DATE: _____ APPLICANT'S SIGNATURE: _____

RENTAL AGENT/BROKER: _____ PHONE NUMBER: _____

BROKER'S MAILING ADDRESS: _____