

# Rental Application

How did you hear about us? \_\_\_\_\_  
Apartment Applying For \_\_\_\_\_ Rental Price \$ \_\_\_\_\_ Parking \$ \_\_\_\_\_  
Deposit \$ \_\_\_\_\_ Length of Lease \_\_\_\_\_ Expected Move In Date \_\_\_\_\_

## OCCUPANT

Occupant Name \_\_\_\_\_ Social Security Number \_\_\_\_\_ Date of Birth \_\_\_\_\_

Present Address:

Street \_\_\_\_\_ Apt # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ County \_\_\_\_\_ Zip Code \_\_\_\_\_

Email \_\_\_\_\_ Work Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_

Landlord's Name \_\_\_\_\_ Landlord's Phone Number \_\_\_\_\_ Date Moved In \_\_\_\_\_ Rental Amount \_\_\_\_\_

## RENTAL HISTORY

OCCUPANT - PREVIOUS Apartment/Landlord Name and Address:

Street \_\_\_\_\_ Apt# \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Landlord's Name \_\_\_\_\_ Landlord's Phone Number \_\_\_\_\_ Date Moved In \_\_\_\_\_ Rental Amount \_\_\_\_\_

**EMPLOYEMTN/INCOME (must be able to provide proof of income, e.g., a copy of paycheck stub)**

OCCUPANT - Current Employer/Income Source:

Name of Company \_\_\_\_\_ Supervisor's Phone # \_\_\_\_\_ Date Hired \_\_\_\_\_ \$ \_\_\_\_\_ Annual Income

Other and/or additional Income – Source \_\_\_\_\_ \$ \_\_\_\_\_ Amount per Month

## OCCUPANT - Emergency Contact

Contact Name \_\_\_\_\_ Home/Mobile Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Relationship \_\_\_\_\_

**In order to process your application the following must be answered:**

## OCCUPANT

Have you ever been evicted from a rental place? \_\_\_\_\_ If yes, when? \_\_\_\_\_ Do you owe any unpaid Rent? \_\_\_\_\_ if yes, how much? \$ \_\_\_\_\_

Have you ever violated a lease, rental agreement, and/or regulations at a former rental place? \_\_\_\_\_

Have you ever been convicted, charged, or received a deferred judgment for a violent/sex crime? \_\_\_\_\_ If yes, explain:  
\_\_\_\_\_

Have you ever been charged with abuse or misuse of a rental property? \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Do you require special accommodations? \_\_\_\_\_ If yes, what type? \_\_\_\_\_

Do you own an animal? \_\_\_\_\_ If yes, what type? \_\_\_\_\_ is it a service animal? \_\_\_\_\_ or is it a companion animal? \_\_\_\_\_

**RELEASE INFORMATION**

This is to inform you that as part of our procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with your landlord, employers, and/or others with whom you are acquainted, a credit check, and a criminal report. I/we hereby agree, in the event of the approval of this rental application, to execute a lease in accordance with the terms set forth in this rental application and my/our rental liability shall commence on \_\_\_\_\_ pursuant to the terms of the lease. I/we understand that approval of this application is conditional upon information supplied in the above mentioned consumer report meeting lease criteria. The owner and/or authorized agent for the owner may refuse possession of the above mentioned accommodations because of any derogatory information contained in the consumer report. I/we have read the foregoing and certify that information herein is TRUE and CORRECT, that this application is submitted for the purpose of inducing approval of this application in my/our behalf, and any errors in this application may be used by the owner and/or agent to terminate the lease at anytime.

**APPLICANT CONSENT**

I hereby consent to allow **owner**, through its designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, **owner** and its agents shall have the continuing right to review my credit and criminal information, rental application, payment history, and occupancy history.

**DEPOSIT AND RECEIPT**

Application fee of \$ \_\_\_\_\_ is **non**refundable

Deposit of \$ \_\_\_\_\_ will be returned in 7 days of date of application, if application is denied. If applicant is accepted and applicant cancels after 72 hours of date of application, the amount of the deposit shall be retained as liquidated damages for holding the apartment off the market. If applicant is accepted as a resident and enters into a lease agreement, this document shall become part of the lease, and the deposit shall be applied to the security deposit required under the lease. If the landlord determines that any information contained herein is false or misleading, then, at the landlord's option, the lease shall be voidable upon 3 days notice.

\_\_\_\_\_  
**Occupant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Co-occupant/signer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Owner/Agents Signature**

\_\_\_\_\_  
**Date**

**Please answer the following:**

Would you like to buy a house in 1 year, 2 years, 3 years or other: \_\_\_\_\_?

Are you currently working with a realtor? Yes\_\_\_\_\_ No\_\_\_\_\_

Would you like for us to send you emails of houses for sale in areas you would like to buy in? Yes \_\_\_\_\_  
No \_\_\_\_\_

**If you answered yes (check all that apply):**

Are you interested in condos \_\_\_\_\_, townhomes, \_\_\_\_\_ single family homes \_\_\_\_\_?

How many bedrooms and bathrooms \_\_\_\_\_

What is the price range you would like to stay? \_\_\_\_\_

What neighborhoods are you interested? \_\_\_\_\_

How often would you like to have properties emailed to you? Daily\_\_\_\_\_, Weekly\_\_\_\_\_, Monthly\_\_\_\_\_

Do you need lender recommendations: Yes or No

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord’s Agent:** A landlord’s agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord’s agent must disclose to potential tenants all adverse material facts actually known by the landlord’s agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant’s Agent:** A tenant’s agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant’s agent must disclose to potential landlords all adverse material facts actually known by the tenant’s agent, including the tenant’s financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant’s financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party’s agent or as the party’s transaction-broker.

## **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

\_\_\_\_\_ or real estate which substantially meets the following requirements:

\_\_\_\_\_

Tenant understands that Tenant shall not be liable for Broker’s acts or omissions that have not been approved, directed, or ratified by Tenant.

### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

### **CHECK ONE BOX ONLY:**

**Customer.** Broker is the landlord’s agent and Tenant is a customer. Broker is not the agent of Tenant. Broker, as landlord’s agent, intends to perform the following list of tasks:

**Show** a property  **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision shall apply:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_

\_\_\_\_\_

Tenant

\_\_\_\_\_

Tenant

**BROKER ACKNOWLEDGMENT:**

On , \_\_\_\_\_ Broker provided (Tenant) \_\_\_\_\_

with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: **DISTINCTIVE FLATS**

Broker: **JENNIFER STEINERT**