



## Residential Lease Application

**Each occupant and co-applicant 18 years or older must submit a separate application.**

Property Address: \_\_\_\_\_

Requested Move-in Date: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \$ \_\_\_\_\_

Initial Lease Term Requested: \_\_\_\_\_ (months)

Applicant was referred to Landlord by:

Real Estate Agent: \_\_\_\_\_ (name) \_\_\_\_\_ (phone)

\_\_\_\_\_ (email) \_\_\_\_\_ (Brokerage)

Applicant's Name: \_\_\_\_\_

Applicant's former last name (maiden or married): \_\_\_\_\_

Is there a co-applicant?  Yes  No *(If yes, co-applicant must submit separate application)*

Email: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Soc. Sec. No.: \_\_\_\_\_

Driver's License No.: \_\_\_\_\_ in \_\_\_\_\_ (state) Height: \_\_\_\_\_ Weight: \_\_\_\_\_

Hair Color: \_\_\_\_\_ Marital Status: \_\_\_\_\_ Citizenship: \_\_\_\_\_ (country)

Emergency Contact (other than an occupant or co-applicant):

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name of all persons who will occupy the property:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_

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Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_

List of vehicles to be parked on property:

Type	Year	Make	Model	License Plate No./State
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Applicant's Current Address: \_\_\_\_\_

Landlord or Property Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Move-In Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_

Rent/Mortgage: \$ \_\_\_\_\_ Reason for move: \_\_\_\_\_

Applicant's Previous Address: \_\_\_\_\_

Landlord or Property Manager's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Move-In Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_

Rent/Mortgage: \$ \_\_\_\_\_ Reason for move: \_\_\_\_\_

Applicant's Current Employer: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Email: \_\_\_\_\_

Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Note: If Applicant is self-employed, Landlord requires 2 previous year's tax returns attested by a CPA, attorney, or other tax professional and last 2 months of bank statements.

Applicant's Previous Employer: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Email: \_\_\_\_\_

Employed from: \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_

Describe other income Applicant wishes to be considered: \_\_\_\_\_

Will any pets be kept on the property? \_\_\_ Yes \_\_\_ No (If yes, list all pets to be kept on property)

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Shots Current?	Bite History?

Yes No

\_\_\_ \_\_\_ Will any waterbeds or water-filled furniture be on the property?

\_\_\_ \_\_\_ Does anyone who will occupy the Property smoke?

\_\_\_ \_\_\_ Will Applicant maintain required renter's insurance w/ min. \$100,000 in general liability?

\_\_\_ \_\_\_ Is Applicant or Applicant's spouse in the military?

Has Applicant ever:

\_\_\_ \_\_\_ been evicted?

\_\_\_ \_\_\_ been asked to move out by a landlord?

\_\_\_ \_\_\_ breached a lease or rental agreement?

\_\_\_ \_\_\_ filed for bankruptcy? If so, what year? \_\_\_\_\_

\_\_\_ \_\_\_ lost property in foreclosure?

\_\_\_ \_\_\_ had any credit problems, including outstanding debt, slow-pays or delinquencies?

\_\_\_ \_\_\_ been convicted of a crime? (If yes, provide info in Additional Comment section)

\_\_\_ \_\_\_ Is any occupant a registered sex offender? (If yes, provide info in Additional Comment section)

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 relayed to Applicant and any occupant; and (3) verify any 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, the Property remains on the market until a lease agreement is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

**Fees:** Applicant is required to pay a one-time \$40 non-refundable application fee per property.

**Acknowledgement & Representation:** 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. Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign. Applicant represents that the statements in this application are true and complete.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_