



APPLICATION QUALIFICATION FORM

Several criteria are considered while determining whether to approve a new tenant. Many of these criteria are built into a process. Checks may be made on the prospective tenant's employment or other sources of income, credit history, criminal history, rental history, references, credit sources, banks and other financial institutions, and previous employers. While not all of these are checked on each prospective tenant, you should be prepared to disclose all of the above information and have it checked and verified.

The undersigned prospective tenants certify and warrant that:

1. All of the prospective tenants have verifiable sources of income, verifiable past rental history, and verifiable credit and references, each occupant/tenant/resident is residing in the United States legally, and that the information above is accurate.
2. None of the prospective tenants/occupants (even minors) have ever been evicted from a premises, have a current outstanding judgment, have left a previous landlord owing money, or have left a prior rental premises under threat of eviction.
3. None of the prospective tenants/occupants (even minors) have *ever* filed for bankruptcy protection whether or not the bankruptcy was discharged or dismissed, have a current pending bankruptcy case, or have met with a bankruptcy attorney in the last two years. If any have filed or met with a bankruptcy attorney, please give details (include date of bankruptcy, attorney name, etc.):

4. None of the above prospective tenants/occupants (even minors) have ever been convicted any crime other than a minor traffic violation, except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

5. None of the prospective tenants/occupants (even minors) have ever committed, been indicted, arrested, investigated, or otherwise detained for any criminal act (other than a minor traffic infraction); except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

In the event Owner/Landlord proceeds with an application and it is determined that the prospective tenants have been untruthful in any of the above statements, each undersigned prospective tenant agrees to pay to Landlord the actual costs incurred in processing the application and an administrative fee of \$100.00.

The Undersigned represent that all of the above statements are True and Complete and hereby AUTHORIZE VERIFICATION OF SUCH INFORMATION. Authorization is given to contact any REFERENCES, BANK, PRIOR LANDLORDS, PRIOR/CURRENT EMPLOYERS, GOVERNMENTAL AGENCIES, AND FAMILY. Further authority is given to check all CREDIT AND PUBLIC RECORD INFORMATION. Applicants release ALL liability or responsibility, from all person or corporations that request or supply such information. Applicant acknowledges that FALSE information herein will constitute grounds for: (1) Rejection of an application, (2) Termination of resident's right to OCCUPANCY and eviction. False information may also constitute a serious offense under the laws of the state.

Dated this _____

Signature _____ Print Name _____ SS # _____

Signature _____ Print Name _____ SS # _____

Signature _____ Print Name _____ SS # _____

***** All applications processed are subject to a**



non-refundable \$30.00 application fee based on 1-2 adults, payable prior to processing. Photo ID and current pay stubs are also required. ****

Full Name of Applicant:		Co-Applicant:	
Email Address:		Phone No.	
Social Security No.:	Driver's License No.:	State:	
Birth Date:	Co-Applicant Social Security No.:	Driver's License No.:	
State:	Birth Date:	Number of adults in your family?	Number of children?
Pets?		<i>(Pets only allowed on Rent to Own)</i>	

Present Address:	City:	State:	Zip:
How long at present address?	Landlord:	Phone No.:	
Reason for moving:		Monthly Rent Amt: \$	
Previous Address:	City:	State:	Zip:
How long at previous address?	Landlord:	Phone No.:	
Reason for moving:			

Employer:	Position:	
Phone No.:	How long?	Monthly gross income:
Employer:	Position:	
Phone No.:	How long?	Monthly gross income:

Name of Bank:	
Checking Account No.	Savings Account No.

In Case of Emergency Please Notify: Name:	Relationship:
Address:	Phone No.:

Automobile No. 1 Make:	Model:	Year:	License No.:
Automobile No. 2 Make:	Model:	Year:	License No.:

Have you ever: Been evicted?	Been convicted of a felony?	Declared bankruptcy?
Been sued by a landlord?	Broken a rental agreement or lease?	

Personal Reference #1 (Not living with you)	Name: Relationship:	Address:	Phone No.:
Personal Reference #2 (Not living with you)	Name: Relationship:	Address:	Phone No.

I represent that the information contained in this application is true and complete to the best of my knowledge. I hereby authorize verification or reverification of any information contained in this application to be made at any time by the property owner, its agents, successors, and assigns, either directly or through a credit reporting agency from any source named in this application. The property owner will rely on information in this application, and I have a continuing obligation to amend and/or supplement this information should it change at any time either before or during my tenancy. This application will be incorporated by reference as a part of my rental agreement, and any false statement will be grounds for immediate termination of tenancy.

Signature of Applicant: _____ Date: _____

Signature of Co-Applicant: _____ Date: _____