

PREFERRED PROPERTY MANAGEMENT, INC.

607 Benson Rd suite B, Garner, NC 27529

Office: 984-202-5464

Hours: Monday-Friday 9:00 a.m. to 5:00 p.m.

APPLICATION PROCESS AND OCCUPANCY STANDARDS

Application Fee: Application fee is \$50.00 cash or money order for each applicant. No checks will be accepted for application fee. All occupants 18 years old and older must complete application, meet all qualifications, be approved and listed on Rental Contract.

Income Requirements: Monthly income must be at least three (3) times the amount of the rent. Income must be verifiable by supplying copies of two (2) recent pay stubs and name of phone number of personal who can verify employment and income. If no pay stubs are issued a copy of the most recent tax form must be provided. If no employment history exists, applicant must show means of financial support.

Credit, Criminal, and Tenant History: Credit, criminal, and tenant history will be run on each applicant and such reports are supplied by the National Tenant Network. Credit must be in good standings. Tenancy must be verifiable and applicant must have good payment history and fulfilled all terms of any applicable lease agreement. Anyone with an eviction can automatically be denied. If applicant owns, they must supply the mortgage company name and phone number. If applicant has neither landlord nor mortgage, they are to supply name and number of friend or family member residing with and must be a permitted occupant at that location.

Pets: Not all units are pet friendly units. If pets are allowed, they are to be approved by management first and the \$250.00 nonrefundable pet fee per animal paid by day of move-in. At pet friendly units, various factors determine the type, size, and amount of pets permitted. Normally a two (2) pet with combined weight of 60lbs is the maximum per unit. No Rottweilers, Pit Bulls, Doberman Pinchers, and/or Chow breeds will be allowed at any unit at anytime.

Occupancy Guidelines: All units are for residential and single family occupancy only. No multi-family dwellings are available nor may a business be conducted from the unit. Units may be rented to adults in a roommate situation with the occupancy standards of: Two (2) adults per one bedroom unit, four (4) adults per two bedroom unit, five (5) adults per three bedroom unit, and six (6) adults per four bedroom unit.

Social Security #: All applicants must supply their social security number. If social security number has not been issued, applicant must supply their tax ID # and tax ID card.

Security Deposit: The security deposit amount required is based on the application process. Once the application has been approved the security deposit paid in full will hold the unit for up to fourteen (14) days unless otherwise approved by Preferred Property Management, Inc. If unit is taken off the market with the paid security deposit and applicant fails to take possession of the unit, the security deposit will not be refunded.

Monies Paid: All application fees, security deposit, nonrefundable pet fee, and first rental payment are to be paid by cash, money order, or certified funds. No personal checks will be accepted. Security deposit, nonrefundable pet fees, and the first rental payment are to be paid on or before day of lease signing. Utilities are to be placed on in tenant's name on or before day of move-in.

By signing this document you understand all policies listed above and acknowledge that this application does not secure a rental unit. Only a signed rental contract and paid security deposit will secure a rental unit.

Applicant's Signature:

Date:

Applicant's Signature:

Date:

PREFERRED PROPERTY MANAGEMENT, INC.
RENTAL APPLICATION

\$50.00 NON-REFUNDABLE APPLICATION FEE IS REQUIRED FOR EACH AND EVERY PERSON 18 YEARS OLD AND OLDER LIVING IN THE UNIT THIS IS TO BE PAID IN CASH OR MONEY ORDER, NO CHECK WILL BE ACCEPTED

Property Address applying for: _____

Date of application: _____

Name of 1st applicant: _____
Print First Name: _____ Print Middle Name: _____ Print Last Name: _____

Social Security #: _____ Date of Birth: _____

Contact Numbers: _____
Home Number: _____ Cell Number: _____ Work Number: _____

Name of 2nd applicant: _____
Print First Name: _____ Print Middle Name: _____ Print Last Name: _____

Social Security #: _____ Date of Birth: _____

Contact Numbers: _____
Home Number: _____ Cell Number: _____ Work Number: _____

1st Applicant's Current Address:

Print Street address: _____ City: _____ State: _____ Zip Code: _____

Landlord Name: _____ Landlord Phone #: _____

Rental Rate: _____ # of Late Payments: _____ Proper Notice Given? _____

Dates of Tenancy: _____ Reason for Move: _____

Previous Address:

Print Street Address: _____ City: _____ State: _____ Zip Code: _____

Landlord Name: _____ Landlord Phone #: _____

2nd Applicant's Current Address if Different then 1st Applicant:

Print Street Address: _____ City: _____ State: _____ Zip Code: _____

Landlord Name: _____ Landlord Phone #: _____

Rental Rate: _____ # of Late Payments: _____ Proper Notice Given? _____

Dates of Tenancy: _____ Reason for Move: _____

Previous Address if Different then 1st Applicant:

Print Street Address: _____ City: _____ State: _____ Zip Code: _____

Landlord Name: _____ Landlord Phone #: _____

1st Applicant Employment Information:

Company Name: _____ Company Phone #: _____

Company Address: _____
Street Address: _____ City: _____ State: _____ Zip Code: _____

Occupation: _____ Employment Dates: _____

Salary: _____ per hour/week/month/year Average Hours per Week: _____

Person to Verify Information: _____ Phone #: _____

2nd Applicant Employment Information:

Company Name: _____ Company Phone #: _____

Company Address: _____
Street Address: _____ City: _____ State: _____ Zip Code: _____

Occupation: _____ Employment Dates: _____

Salary: _____ per hour/week/month/year Average Hours per Week: _____

Person to Verify Information: _____ Phone #: _____

Other Sources of Income That can Be Verified: _____

Occupants Under 18 Years Old, Names & Ages: _____

Emergency Contact: _____ Relationship: _____
Address: _____ Phone #: _____

Number of Pets: _____ What Kind: _____ If Dog, Breed: _____

Automobile Type, Color, and Tag #: _____

Automobile Type, Color, and Tag #: _____

PLEASE READ CAREFULLY AND SIGN AND DATE BELOW:

I/We certify that the foregoing information is true and complete to the best of my/our knowledge and understand that falsified information on this application shall be grounds for denial. I/We authorize Preferred Property Management, Inc. to: make inquires, do credit checks, request forwarding address, and to verify; rentals and/or mortgages, employment and/or other income, and/or criminal histories, now and in the future. I/We further authorize Preferred Property Management, Inc. to obtain subsequent consumer reports and any other needed information to ensure that applicant/applicants continues to satisfy the terms of tenancy, for the collection and recovery of any financial obligations relating to applicant's/applicants' tenancy, or any other permissible purpose. Applicant/Applicants hereby releases from all liability or responsibility all persons and corporations requesting or supplying such information.

I/We understand that Preferred Property Management, Inc. is an agent of the landlord and property as it is a rental unit and Preferred Property Management, Inc. is a paid representative of the landlord while unit is a rental property. I/We acknowledge that this is written notice was received before I/We received a lease agreement.

Applicant's Signature: _____

Driver's License #: _____

Date: _____

Applicant's Signature: _____

Driver's License #: _____

Date: _____