



Rental Application

Thank you for your interest in renting one of our homes!

Property Information						
Property Address:					Desired Move-In Date:	
Applicant Information						
Name:				Phone:		
Date of Birth:		SSN:		Driver's License #:		
Current Address:					City:	
State:	ZIP Code:		Reason for Moving:			
Own	Rent	(Please circle)	Monthly Payment or Rent:		Move-in Date:	
Previous Address:					City:	
State:	ZIP Code:		Reason for Moving:			
Owned	Rented	(Please circle)	Monthly Payment:		Move-in Date:	Move-out Date:
Employment Information						
Current Employer:						
Employer Address:					City:	
State:		Zip Code:			Start Date:	
Phone:			E-mail:			
Position:		Hourly	Salary		(Please circle)	Annual Income:
Previous Employer:						
Employer Address:					City:	
State:		ZIP Code:			Start Date:	End Date:
Phone:			E-mail:			
Position:		Hourly	Salary		(Please circle)	Annual income:
Emergency Contact						
Name of a person not residing with you:						
Address:						
City:		State:			ZIP Code:	
Relationship:				Phone Number:		
Co-applicant Information						
Name:				Phone #:		Date of Birth:
SSN:		Driver's License #:		Relationship to Applicant:		
Current Address:					City:	
State:	ZIP Code:		Reason for Moving:			
Own	Rent	(Please circle)	Monthly Payment:		Move-in Date:	
Previous Address:					City:	
State:	ZIP Code:		Reason for Moving:			
Owned	Rented	(Please circle)	Monthly payment or rent:		Move-in Date:	Move-out Date:
Co-applicant Employment Information						
Current Employer:						
Employer Address:					City:	
State:		ZIP Code:			Start Date:	
Phone:			E-mail:			
Position:		Hourly	Salary		(Please circle)	Annual Income:

Previous Employer:			
Employer Address:			City:
State:	ZIP Code:	Start Date:	End Date:
Phone:		E-mail:	
Position:	Hourly	Salary (Please circle)	Annual Income:
Credit History			
Have you ever filed bankruptcy? Yes____ No____		Have you ever been evicted from a rental residence? Yes____ No____	
Are you a party to any lawsuits? Yes____ No____		Have you had any late rental payments in the last year? Yes____ No____	
Are there any judgments against you? Yes____ No____		If you answered yes to any of the above questions, please explain below:	
Checking Account Balance: \$ _____		Savings Account Balance: \$ _____	Additional Debt Expenses: <u>Balance/Mo. Pmt</u>
Credit Cards: \$ _____/_____	Car Loans: \$ _____/_____	Mortgage: \$ _____/_____	Other: \$ _____/_____
Have you ever had any criminal convictions? Yes / No. Please Explain: _____			
References			
Name:		Relationship:	Phone:
Application Fee			
Non-Refundable application fee: \$40 per person / \$60 for married couples (Checks payable to: Christopher Puglisi)			
<input type="checkbox"/> Check <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card # _____ Expiration date: _____ CVC: _____ Amount \$ _____			
I authorize the verification of the information provided on this form. I authorize that the landlord will contact both past and current landlords and employers as well as the references listed. I authorize that my application fee will be used to conduct a credit and background check.			
Signature of applicant:			Date:
Signature of co-applicant:			Date:
Only complete applications will be considered			

Please read carefully, sign and date below if you agree. Applicant certifies that the information contained in this application is true and correct. Applicant understands that false or misleading information is grounds for immediate disqualification. Applicant shall pay to the Landlord a nonrefundable fee to accompany this application to cover the Landlord's administrative costs and expense to verify the information submitted by the Applicant.

Authorization

In order to qualify, each person must meet or exceed the minimum standards for qualification. Incomplete applications will not be processed. Applications containing false information will immediately be disqualified. Please expect 1-3 days for the application process. Processing the Application will include direct contact with employers, current landlord, previous landlords, friends, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources that may be deemed necessary. A consumer report will be used in the processing of all applications. Should the Applicant be denied or face other adverse action based on information received in the consumer report, the Applicant has a right to obtain a free copy of the consumer report, and to dispute the accuracy of the information it contains by contacting: Fidelis Screening Solutions, LLC, 4534 Clinton St, Suite 2, West Seneca, NY 14224. Phone: 1-888-877-8501

Qualification Standards *Your Application will be denied if you do not meet the below standards for qualification.*

Applicant must have current photo identification and a valid social security number.

Applicant's monthly household income must exceed three times the rent. All income must be from a verifiable source. Unverifiable income will not be considered.

Applicants must receive positive references from all previous landlords for the previous 5 years.

Applicant may not have any evictions or unpaid judgments from previous landlords.

Applicant must exhibit a responsible financial life. Credit score must be a minimum of 600.

A background check will be conducted on all applicants over 18. Applicant's background must exhibit a pattern of responsibility.

Applicant must be a non-smoker.

Occupancy is limited to 2 people per bedroom.

Holding Fee

Upon the verbal or written approval of the Applicant's tenancy, if tenant will not be taking occupancy immediately, a Deposit to Hold Agreement will be executed and signed by all parties and a **non-refundable** holding fee shall be required within 24 hours, hereinafter referred to as "Deposit to Hold" in the amount equal to one month's rent to hold the property until a mutually agreed upon move-in date. The Deposit to Hold removes the property from public offering and holds the home exclusively for the Applicant until all other requirements have been met. After all requirements have been met and a lease for the property completed, the Deposit to Hold will transfer to the security deposit to be held throughout the tenant's entire tenancy. If the Applicant fails to provide the Deposit to Hold within 24 hours of approval, the Applicant may be disqualified and the home will be offered to the next qualified applicant. After approval and before occupancy will be granted, Applicant must supply all the required move-in funds, including the security deposit, first month's rent, and any other additional deposits and fees, all tenant paid utilities must be transferred into Applicant's name, and a lease must be executed and signed by all parties. If for any reason, the Applicant fails to complete all move-in requirements the landlord will return the property to public offering and the entire Deposit to Hold will be forfeited to the Landlord for expenses including, but not limited to, lost rent, holding costs, advertising costs, and marketing costs.

At landlord's discretion, compensating factors such as an additional security deposit or co-signer (guarantor) may be required for qualification if Applicant fails to meet any one of the above requirements. In the event of multiple applicants, tenancy will be granted to the most qualified, based on the above criteria.

Applicant authorizes release of all information to Landlord and agrees that the information provided in this rental application is true and correct. This authorization extends beyond the end of Applicant's tenancy.

Applicant _____ **Date** _____

Co-Applicant _____ **Date** _____