

## RENTAL APPLICATION REQUIREMENTS

1. **\$45** Application Fee for each adult The Application Fee is non-refundable.
2. Additional supporting items **MUST BE** submitted with your application:
  - a. A. Copy of a recent pay stub. W-2. 1099, or leave and earnings statement
  - b. B. Photocopy of all applicant's drivers license or military ID cards (both sides).
  - c. C. Self-employed: 1099 and signed tax returns for last 2 years. Profit and Loss statement from accountant.
3. This application will be processed within 1-2 business days.
4. **Security Deposit: You must make arrangements to sign the lease and pay the security deposit within 24 hours of application being accepted or the property will be placed back on the market for rent. The security deposit MUST BE paid by cashier's check or by money order to "JR Realty Partners, LLC" Personal checks will not be accepted for the security deposit.**
5. Any prorated rent and/ or rent due **MUST BE** paid in full prior to moving in the property and keys being issued. First rent payment **MUST BE** paid by cashiers check or by money order and will be made out to: "**JR Realty Partners, LLC**". Future rent payments may be made by automatic bank debit, military allotment or bank deposit. Rent can never be paid in cash. All other means of rent payments will require an additional fee of \$20 a month processing fee.
6. A pet must be authorized at the discretion of the owner. For insurance purposes, we cannot accept certain breeds of animals. If a pet is authorized, there will be a \$300 non-refundable pet fee per pet. The pet fee entirely for the privilege of having a pet and will not offset the cost of any damages to the property caused by the pet. Pet fee is required to be paid with a separate money order or cashier's check and payable to "JR Realty Partners, LLC"
7. If there are issues with your credit, please ask before sending the application if you are unsure about the requirements for approval.
8. Please note that incomplete applications or application with inaccurate information could be cause for denying the application. Please make sure you include correct and complete information.

**APPLICANT(S) INITIAL** \_\_\_------/-----

# APPLICATION FOR TENANCY

- Each adult (18 or older) must fill out a separate application
- There is a non-refundable fee of \$45/adult to apply

<b>First</b>	<b>Middle</b>	<b>Last</b>	<b>Birth Date</b>	<b>Social Security #</b>	<b>Driver's License #</b>
<b>Any Other Names You've Used In The Past</b>			<b>Home Phone</b>		<b>Cell Phone</b>
<b>All Other Proposed Occupants</b>				<b>Birth Date</b>	<b>Relationship To Applicant</b>

## RENTAL/RESIDENCE HISTORY

	<b>Current Residence</b>	<b>Previous Residence</b>	<b>Prior Residence</b>
<b>Street Address</b>			
<b>City</b>			
<b>State &amp; Zip</b>			
<b>Last Rent Amount Paid</b>			
<b>Owner/Manager and Phone Number</b>			
<b>Reason for leaving</b>			
<b>Is/Was rent paid in full?</b>			
<b>Did you give notice?</b>			
<b>Were you asked to move?</b>			
<b>Name(s) in which your utilities are now billed:</b>			
	<b>From/To</b>	<b>From/To</b>	<b>From/T</b>
<b>Dates of Residency</b>			

## EMPLOYMENT HISTORY

	<b>Current Employment</b>	<b>Previous Employment</b>	<b>Prior Employment</b>
<b>Employed By</b>			
<b>Address</b>			
<b>Employer's Phone</b>			
<b>Occupation</b>			
<b>Name of Supervisor</b>			
<b>Monthly Gross Pay</b>			
	<b>From/To</b>	<b>From/To</b>	<b>From/T</b>
<b>Dates of Employment</b>			

## CREDIT HISTORY

	<b>Bank/Institution Name</b>	<b>Balance On Deposit or Balance Owed</b>
<b>Savings Account</b>		
<b>Checking Account</b>		
<b>Credit Card</b>		
<b>Auto Loan</b>		

## VEHICLES (Include vehicles belonging to other proposed occupants also)

<b>Make</b>	<b>Model</b>	<b>Color</b>	<b>Year</b>	<b>License Plate</b>

**REFERENCES & EMERGENCY CONTACTS**

	<b>Doctor</b>	<b>Lawyer</b>	<b>Nearest Relative Living Elsewhere</b>
<b>Name</b>			
<b>Street Address</b>			
<b>City</b>			
<b>State &amp; Zip</b>			
<b>Phone Number</b>			
By signing the application you grant us permission to communicate with all the contacts listed in this section in the event we can't locate you. Furthermore, if you abandon the property for any reason then you grant us permission to allow your relative listed above to remove all contents of the dwelling on your behalf.			

**GENERAL INFORMATION**

<b>Have you ever been served a late rent notice?</b>	<b>Do any of the people who would be living in the house smoke?</b>	<b>How long do you think you would be renting from us?</b>
<b>Have you ever filed for bankruptcy? If so, when?</b>	<b>When would you be able to move in?</b>	<b>Have you ever been convicted of a felony?</b>
<b>Have you ever been served an eviction notice? If so, when?</b>	<b>How many pets do you have (list Type, Breed, approx Weight &amp; Age)?</b>	
<b>Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:</b>		
<b>Why are you moving from your current address?</b>		
<b>If you were to run into financial difficulty in the future and couldn't come up with the money to pay the rent, do you know someone that would loan you the money? If so, provide the person's name, address, &amp; phone # so that we can use them as a reference for you.</b>		
<b>Have you been a party to a lawsuit in the past? If yes, please explain why:</b>		
<b>We will run a credit check and a criminal background check. Is there anything negative we will find that you want to comment on?</b>		
<b>How did you hear about this property?</b>	<b>Do you have an e-mail address we can reach you at?</b>	

**Agreement & Authorization Signature**

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for a lease and does not constitute a rental or lease agreement in whole or part. I further understand that there is a **non-refundable** fee to cover the cost of processing my application and I am not entitled to a refund even if I don't get the property. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: \_\_\_\_\_

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