

RENTAL APPLICATION

- \$100.00 Application Fee/Lease Preparation for 1st adult applicant and is non-refundable.
- \$50.00 Application Fee per each additional adult tenant. ALL ADULTS MUST COMPLETE AN APPLICATION.
- \$\$\$\$ Rent Deposit – 1st Month's rent will remove property from the market – see Disclosure.
- If move-in date is less than 10 days, all deposits must be paid with certified funds.
- Any false information will constitute grounds for rejection of application.
- Property is accepted in its AS IS condition before acceptance of application.
- Pet application fee is \$250 per pet and is non-refundable (complete pet application).
- We are not able to accept the following breeds: *German Shepherds, Dobermans, Pit Bull, Chows, or Rottweiler or a mix of listed breeds.*
- Your credit history, criminal history, and an eviction search will be checked.
- All our properties are strictly NON-SMOKING properties.
- Due to city ordinance, maximum of three non-related adults per rental.

PROPERTY ADDRESS: _____

DESIRED MOVE-IN DATE: _____

PERSONAL INFORMATION

NAME OF APPLICANT: _____

DATE OF BIRTH: _____

SOCIAL SECURITY#: _____

DRIVER'S LIC NO: _____ **STATE:** _____

PHONES:

HOME: _____ **CELL:** _____ **WORK:** _____

EMAIL: _____

PRESENT ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

LANDLORD: _____ **TELEPHONE:** _____

RENT \$ _____

Mark "own" if you are the property owner. (or mortgage)

PRIOR ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

LANDLORD: _____ **TELEPHONE:** _____

RENT \$ _____

EMPLOYER: _____ **TELEPHONE:** _____

HOW LONG? _____ **POSITION:** _____ **SALARY:** _____

OTHER INCOME (child support, alimony, pensions, disability, financial assets) Explain:

VEHICLES

Make/Model _____ / _____ **Year** _____ **Color** _____ **Tag#** _____
State _____

Make/Model _____ / _____ **Year** _____ **Color** _____ **Tag#** _____
State _____

OTHER OCCUPANTS PETS

Name/Relationship: _____ Age: _____ Pets: _____

Type: _____

Name/Relationship: _____ Weight: _____

Name/Relationship: _____ Age: _____

OTHER INFORMATION

Bank Name: _____ Bank Branch: _____

Reason for leaving present residence: _____

Have you ever been evicted or an eviction filed against you? _____

Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? ___Yes___No

If yes, explain: _____

Filed bankruptcy? _____ If yes, when: _____

How were you referred to us?

Nearest relative name: _____

Address: _____

Telephone: _____

DISCLOSURE

Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in this State. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit. Walter Williams Property Management is the listing and rental agent that represents the Owner in this transaction and the undersigned further certifies that this notice was received prior to entering into any lease agreement.

RENTAL DEPOSIT AGREEMENT – Applicant agrees to pay by certified funds a Rental Deposit in consideration for taking the dwelling off the market while the application is processed. If the applicant is approved by Landlord and/or Management and the lease is entered into the “RENTAL DEPOSIT” shall be applied toward the first month’s rent payment. If applicant is approved, but fails to enter into the lease within 3 days of verbal/or written approval and/or take possession after the lease signing, the FULL “RENTAL DEPOSIT” shall be forfeited to the Landlord or Management in addition to any penalties as provided in the lease if the lease has been signed by the applicant. The undersigned applicant hereby consents to allow Walter Williams Property Management, Inc. , itself or through its designated agents or employees, to obtain a consumer report and criminal record information on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment or house to me. I also agree and understand that owner, its agents, and employees may obtain additional consumer reports on each of us in the future to update or review our account. Upon my request, owner will tell me whether consumer reports were requested and the names and addresses of any consumer-reporting agency that provided such reports. Tenant will NOT be accepted on “a first-come, first-served basis” and that the terms of Walter Williams Property Management Agreement with Owner, Broker shall screen prospective tenants based on the applicant’s qualifications and the Owner’s needs.

I/We declare the foregoing information is true and correct.

Applicant Signature Date

AGENT: _____ APPROVAL/DENIED PER: OWNER/AGENT/MGR

PROPERTY ADDRESS: _____

SECURITY DEPOSIT: _____

DATE OF LEASE: _____

TERM OF LEASE: _____

DEPOSIT: _____

RENT: _____