TENNESSEE RESIDENTIAL RENTAL APPLICATION

DATE:_____   LEASING AGENT_____

RENT_____DEP._____   DEPOSIT:_____
MOVE-IN DATE:_____   APP. FEE:_____
UNIT REQUESTED:_____   TOTAL PD:_____
                                             MO or CASHIERS CK.

How did you learn about us? Online ( ) Drive-by ( ) Referral ( ) Other ( )
OTHER:_____

PERSONAL INFORMATION

APPLICANT'S NAME_____SOCIAL SECURITY_____

Birthdate_____Age_____   Married ( ) Single ( ) Divorced ( ) Separated ( )

Phone No_____Email Address_____@_____

SPOUSES NAME _____SOCIAL SECURITY_____

Birthdate_____Age_____ MAIDEN NAME_____

Phone No_____ Email Address_____@_____

Children – Names & Ages   1._____AGE_____

                             2._____AGE_____

                             3._____AGE_____

OTHER OCCUPANT & Relation to Applicant:_____
HAS ANYONE LISTED ON THIS APPLICATION BEEN CONVICTED OF A FELONY? YES ( )   NO ( )
HAS ANYONE LISTED ON THIS APPLICATION EVER BEEN EVICTED?   YES ( ) NO ( )
HAS ANYONE LISTED ON THIS APPLICATION FILED FOR BANKRUPCY?   YES ( ) NO ( )
IF YES, WHAT IS THE CURRENT STATUS? ACTIVE ( ) DISCHARGED (   ) DISMISSED ( )

RENTAL/MORTGAGE HISTORY

PRESENT ADDRESS_____CITY_____ST_____ZIP_____
RENT ( ) OWN ( )
HOW LONG HAVE YOU RESIDED HERE_____   RENT/MORTGAGE AMT. $_____

APARTMENT/LANDLORD/MORTGAGE NAME_____PHONE NO_____

TELEPHONE_____HOW LONG_____REASON MOVING_____

LANDLORD'S NAME_____PHONE NO_____

DATES OF RESIDENCE-From_____to_____30 DAY NOTICE GIVEN_____

FORMER ADDRESS_____CITY_____STATE_____ZIP_____
RENT ( ) OWN ( )
HOW LONG HAVE YOU RESIDED HERE_____   RENT/MORTGAGE AMT. $_____

APARTMENT/LANDLORD/MORTGAGE NAME_____PHONE NO_____

DATES OF RESIDENCE-From_____to_____30 DAY NOTICE GIVEN_____

EMPLOYMENT HISTORY

APPLICANT'S EMPLOYER_____SUPERVISOR_____

ADDRESS_____CITY_____STATE_____ZIP_____

PHONE NO_____POSITION_____SALARY $_____per_____DATE STARTED_____

PREVIOUS EMPLOYER_____PHONE_____

DATES OF EMPLOYMENT-FROM_____ TO _____

SPOUSE'S EMPLOYER_____SUPERVISOR_____

ADDRESS_____CITY_____STATE_____ZIP_____

PHONE NO_____POSITION_____SALARY $_____per_____DATE STARTED_____

PREVIOUS EMPLOYER_____PHONE_____

DATES OF EMPLOYMENT-FROM_____ TO _____

FINANCIAL & BANK INFORMATION

NAME OF BANK_____BRANCH_____PHONE_____

CITY_____STATE_____CK ( )   SAV ( ) LOAN ( )

NAME OF BANK_____BRANCH_____PHONE_____

CITY_____ STATE_____CK ( )   SAV ( ) LOAN ( )

CHARACTER REFERENCES
1._____ADDRESS_____PHONE #_____

2._____ADDRESS_____PHONE #_____

PETS:
BREED_____WEIGHT_____COLOR_____AGE_____NAME_____

BREED_____WEIGHT_____COLOR_____AGE_____NAME_____

VEHICLES
We do not allow vehicles without permission, vehicles not approved in writing may be towed away at owner's expense. One vehicle per listed driver.
1. MAKE_____MODEL_____YR_____COLOR_____LICENSE NO_____STATE_____

2. MAKE_____MODEL_____YR_____COLOR_____LICENSE NO_____STATE_____

DRIVER'S LICENSE NO'S – APPLICANTS_____SPOUSE_____STATE_____
DO YOU OWN ANY RECREATIONAL VEHICLES? BOAT ( ) CAMPER/RV ( ) OTHER _____

IN CASE OF ILLNESS, ACCIDENT OR EMERGENCY PLEASE NOTIFY:
NAME_____RELATIONSHIP_____PHONE_____

ADDRESS_____CITY_____STATE_____ZIP_____

DOCTOR_____HOSPITAL_____PHONE_____

PLEASE READ THESE CONDITIONS BEFORE SIGNING THIS APPLICATION

Tenant hereby agrees not to engage in any criminal activity, including illegal drugs and illegal use of firearms.

A non-refundable processing charge is payable with this application. Applicant understands that the processing charge will not be refunded under any circumstances or applied to any monies due lessor. Processing charges are $_____ for Applicant/Spouse; $_____ for all other applicants and/or co-signers. Application fees are payable by money order, cashier's check, or certified funds only. Cash and personal checks are not accepted for application fees. In the event of more than one Resident, each Resident understands he/she is jointly and severally liable for each provision of this contract

A security deposit in the amount of_____dollars ($_____) is payable at the time of the submission of this application in order to remove the residence from the "FOR RENT MARKET". Lessor is not obligated to hold the property off the market unless the security deposit is paid in full.

If applicant fails to fulfill these conditions, this application will be deemed to have been withdrawn and lessor or applicant will be under no further obligation, however, if applicant merely changes his/her mind about the unit after being approved, the deposit will be retained by lessor as liquidated damages. If applicant is not approved, the deposit only, (not the processing charge) will be refunded to applicant. For refunding purposes; all refunds will be made in the form of _____ company check.

The deposit placed in the form of cashier's check or money order, will be refunded no sooner than three ____ working days.

If the applicants check is returned twice by his/her bank for insufficient funds, either for his/her rent and/or any other payments to _____ applicant understands that _____ may at its option require all future payments to be made in cashiers check or money order.

Applicant understands that the giving of false information or tendering a bad check may at lessors option breach and void any subsequent lease. Notice in writing may be mailed to resident at leased premises or delivered to resident in person. Lessor's failure to deliver possession of the premises at the time agreed upon, shall not subject lessor to damages in any amount whatsoever. Should applicant be approved to lease this subject property, then his/her rent must begin in not more than _____ days from the date of the notice of approval.

I understand that this application is a part of my lease agreement. Also that as a part of normal procedures for processing this application, an investigative consumer report may be obtained whereby information is secured through interviews with persons with whom I am acquainted. This report, if obtained, typically contains information as to my character, general reputation, personal characteristics and mode of living. I have the right to make a written request within a reasonable period of time for a complete and accurate disclosure of additional information concerning the nature and scope of this report. I understand that I may obtain this information by writing directly to _____ , who will compile this report for a fee.

Applicant Signature_____**Date**_____

Applicant Signature_____**Date**_____

_____/_____
REPRESENTATIVE   **DATE**

EMPLOYMENT VERIFICATION REQUEST

(To Be Completed By Agent/Applicant)

EMPLOYEE NAME: _____

EMPLOYEE ADDRESS: _____

EMPLOYER NAME: _____

EMPLOYER PHONE: _____   **EMPLOYER FAX:** _____

EMPLOYER EMAIL: _____@_____

(To Be Completed By Employer)

Company Name: _____

Dates of Employment: From _____**To** _____

Position with Company: _____

Current Pay Rate:_____   **Hours Per Week:** _____

Completed By: _____
                                              Signature

Title: _____   **Date:**_____

I hereby authorize the landlord to obtain any employment information in connection with rental application made and further hold all parties harmless from any liability in the release of such information.

Applicant Signature: _____**Date:** _____

PLEASE RETURN TO:_____,
LEASING AGENT AT: **FAX NUMBER:**

RENTAL VERIFICATION REQUEST

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(To Be Completed By Agent/Applicant)

APPLICANT NAME: _____

APPLICANT NAME: _____

APPLICANT ADDRESS: _____

LANDLORD NAME: _____

LANDLORD PHONE: _____**LANDLORD FAX:**_____

LANDLORD EMAIL: _____@_____

•••

(Office Use Only)

Monthly Rent Amount: _____   **Lease From** _____**To**_____

Number of Tenants on Lease: _____   **Number of Pets on Lease:** _____

Number of Late Payments: _____   **Number of NSF Payments:** _____

Lease Terms Fulfilled: YES   NO   **Liable for Next Months Rent: YES   NO**

Proper Notice Given: YES   NO   **Asked to Vacate: YES   NO**

Eviction In Process: YES   NO   **Would You Re-rent: YES   NO**

Any Complaints or Damages:
_____
_____

COMPLETED BY:_____**DATE:**_____

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Applicant hereby authorizes release of information for the purpose of processing an application information for rental history and verification.

APPLICANT SIGNATURE: _____**DATE:**_____

APPLICANT SIGNATURE: _____**DATE:**_____

PLEASE RETURN TO: _____**LEASING AGENT**

At   FAX #: