



Are there any judgments (including Landlord and Tenant Court), lawsuits, or bill collection proceedings against you?

\_\_\_\_\_ If yes, please explain \_\_\_\_\_  
No Yes

**OUTSTANDING LOANS:** (AUTOMOBILE, STUDENT, ETC.)

Car Payment \_\_\_\_\_ Students loans (total monthly payments) \_\_\_\_\_

Credit Card #1 \_\_\_\_\_ Credit card #2 \_\_\_\_\_ Credit card #3 \_\_\_\_\_

Other Loans \_\_\_\_\_

Are there any judgments (including Landlord and Tenant Court), lawsuits, or bill collection proceedings against you?

\_\_\_\_\_ If yes, please explain \_\_\_\_\_  
No Yes

**Nearest Relative not living with applicant:**

\_\_\_\_\_ Relationship \_\_\_\_\_

\_\_\_\_\_ Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip Code \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Wk Phone: \_\_\_\_\_ Hm Phone: \_\_\_\_\_

**Additional Information:**

\_\_\_\_\_  
\_\_\_\_\_

**AGREEMENTS OF APPLICANT**

1. I hereby acknowledge the following Agency Disclosure: I acknowledge that John C. Formant Real Estate, Inc. is the agent of the landlord (owner), not of the applicant/tenant. John C. Formant Real Estate, Inc.'s fiduciary duties of loyalty and faithfulness are owed to the landlord (owner) who is their client.
2. I agree to pay a \$30 application fee when I submit this Application. I agree that this application fee shall be non-refundable, regardless of whether this application is approved or rejected. This fee will be refundable only if the owner owner's agent elects not to process the application.
3. I agree that it is my responsibility to provide immediate written confirmation of my employment status, salary and any additional income/funds which I may receive.
4. I agree that this application and the lease shall be subject to approval by the owner or owner's agent.
5. I agree to sign a Lease within five days of notification of acceptance of this application, in the form used by the owner or owner's agent. I also agree that when I submit this application I will pay the **first month's rent**. In addition, I agree to pay a **security deposit** equal to a full month's rent (not more than one month's rent) which must be paid by a cashier's or certified check, or money order on or before the effective date of the lease. I agree that if this application is approved and I thereafter fail to sign the lease when it is made available to me, or if I notify the owner or owner's agent that I wish to cancel the application and/or the lease, then 1) the first month's rent shall be forfeited to compensate the owner and the owner's agent for

damages suffered, without limiting the rights of the owner or owner's agent under the lease or their rights to claim further damages against me, and 2) the security deposit shall be applied as provided in the lease. If this application is rejected by the owner or the owner's agent, the first month's rent and/or security deposit, if any, which I have paid with this application will be returned to me.

6. I agree to apply for all utility services (if applicable) before taking occupancy of the premises. I agree to promptly pay all deposits and charges from time to time as billed by the utility companies or the owner or owner's agent.
7. I agree that no pets or animals of any kind may be kept in or about the premises, unless the owner consents in the lease.
8. **I understand that every adult (18 years or older) who will occupy the premises is required to complete a separate application and submit an application fee. I understand that this application will not be processed and the property will remain on the market until the application(s), applications fee(s) and the first month's rent are received in full by John C. Formant Real Estate, Inc.**
9. By signing below I certify that I have read this entire application, that the information set forth in this application is true and correct, and that I have not withheld any information which if disclosed would affect this application unfavorably. I hereby authorize the owner or owner's agent to whom this application is made and any credit bureau or other investigative agency used by such owner or owner's agent, to investigate and to report and disclose to the owner and the owner's agent the results of the references herein listed, statements and other data obtained from me or from any other person pertaining to my credit, criminal records, employment, rent history and financial responsibility. This application and the contents contained herein is essential, and if the owner or owner's agent determines that any answer or statement herein is false or misleading, I agree that this application or any lease granted by virtue of this application may be canceled by the owner or owner's agent at any time.

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Applicant's Signature

Date

\*\*\*\*Driver's license identification is required from each applicant. Please present your license for verification. \*\*\*\*

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