



Est. 1981

APPLICATION FOR RENTAL PROPERTY

Please Print Clearly

I am applying for an apartment/house at _____

Renting for \$ _____ + Gas, Electric, Water and any other fees associated with the property if applicable

Do you have a lease where you now reside? _____ If yes, when does it expire? _____
Yes No

I would like to take possession on _____

PERSONAL INFORMATION:

Name: _____
Last First M.I.

Cell Phone: _____ Social Security #: _____

Work Phone: _____ Date of Birth: _____

Home Phone: _____ Email Address: _____

REFERENCES (REQUIRED):

Present Address: _____
Street Apartment #

_____ Zip Code
City, State

I have lived here from _____ to _____ at \$ _____ per month

Name of Landlord or Agent: _____ Phone #: _____

Reason for move: _____

Previous Address: _____
Street Apartment #

_____ Zip Code
City, State

I have lived here from _____ to _____ at \$ _____ per month

Name of Landlord or Agent: _____ Phone #: _____

Reason for move: _____

Current Employer: _____

City, State

Position/Title: _____ Salary (per year): _____ Length of time employed: _____

Supervisor's Name: _____ Phone #: _____

Previous Employer: _____

City, State

Position/Title: _____ Salary (per year): _____ Length of time employed: _____

Supervisor's Name: _____ Phone #: _____

ADDITIONAL FUNDS/ INCOME

Source: _____ Amount per month: _____

Note: The annual combined household income required to qualify for this rental is 40 times the amount of the monthly rent.

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

Do you now, or do you plan to have a pet?

_____ No Yes If yes, what kind? _____ How Many? _____

****I understand that a pet fee may be required****

Names of other persons to occupy premises:

Name	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Nearest Relative not living with applicant:

_____ Name _____ 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 a **deposit in an amount equivalent to one month's rent which will be applied to the first months rent at such time a lease is signed.** 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 deposit 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 deposit 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. I understand that I am applying for a unit in a condominium building there may be move-in fees charged by the condo association and I may be required to make arrangements for moving in with the condo management in advance.
10. I agree that the residence that I am applying for rents in "as-is" condition and that no representations have been

made to me that any alterations or repairs will be made. This application is being made subject to the owners agreement to make the following and only the following repairs:

11. 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.

12. I understand that the deposit I am making with this application is non-refundable unless my application is denied.



John C. Formant Real Estate, Inc. does not discriminate on the basis of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity, family responsibilities, political affiliation, disability, matriculation, familial status, source of income, place of residence or business or status as a victim of an intra-family offense.

Applicant's Signature

Date

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

****Please submit proof of income and photo ID with your application****

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