

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Address Applying for: \_\_\_\_\_ Rent: \$ \_\_\_\_\_ Last Name: \_\_\_\_\_

# RENTAL APPLICATION **\$ 50.00** Per Applicant (Each Adult MUST Apply)



Company: Lexington Park Properties

Phone: 704-655-0379

www.LexingtonParkProperties.com

**ONLY CLEAN & RESPONSIBLE PEOPLE WHO PAY RENT ON TIME MAY APPLY with Valid Photo ID**

First Name:	MI:	Last Name:	Jr., Sr
SSN:	Date of Birth:	Phone:	Is this your phone:
Cell Phone:	Email:		

### List Your Addresses for the Previous 5 Years

<b>Current Address:</b>	City, State, Zip:
Owner/Manager:	Phone: Monthly Rent:
Moved In date:	Why are you moving:
<b>Previous Address:</b>	City, State, Zip:
Owner/Manager:	Phone: Monthly Rent:
Moved In date:	Moved out date:
<b>Previous Address:</b>	City, State, Zip:
Owner/Manager:	Phone: Monthly Rent:
Moved In date:	Moved out date:

### Employment and Income

<b>Current Employer:</b>	Address:
Position:	Phone: Hire Date: Hours worked per week:
Gross Wages: \$ ( month week hour )	What other income & source:
2 <sup>nd</sup> Job Employer:	Phone: Income \$ week mon hr
Are You on Section 8:	If Yes, Have You had your briefing: If yes, I have a BEDROOM Voucher
How Long Will You Live Here: 1 yr 2 yr 3 yr +	Your Attorney's Name:
Total Move In Amount Available Now?	How Many Leases Have You Broken?: How Many Times Have Had Bed Bugs?:
Are You a Convicted Felon?: (if yes, explain backside)	What kind of animals do you have: Weight:
How Many Evictions Have Been Filed On You:	What may interrupt your income or ability to pay rent:

### If Accepted The Following People Will Be Living in My Household

1.) Adult [ ]Yes [ ]No	4.) Adult [ ]Yes [ ]No
2.) Adult [ ]Yes [ ]No	5.) Adult [ ]Yes [ ]No
3.) Adult [ ]Yes [ ]No	6.) Adult [ ]Yes [ ]No

### Credit References

Lender	Purpose of Loan	Balance	Monthly Payment	Do You Have A Checking Account?:
1.)				Do You Have a Savings Account?:
2.)				Do You Own Real Estate?:

### EMERGENCY CONTACTS Including Help To Pay Rent

NAME	ADDRESS	PHONE	RELATIONSHIP
1.)			
2.)			

LIST All Vehicles & Trailers of your household: \_\_\_\_\_

HOW DID YOU FIND THIS HOME: (friend, yard sign, etc.) \_\_\_\_\_ Your Requested Move-In Date: \_\_\_\_\_

Do You Want Rent to Own or Option To Buy? \_\_\_\_\_ How Much Cash Do You Have: \$ \_\_\_\_\_



Other Comments or Explanations You feel may be helpful:

Multiple horizontal lines for writing comments.

Check Each If Interested:

[ ] "Pay Day Plan" allows you to have your monthly rent payment made every two (2) weeks.

[ ] "Simple and EASY Auto-Pay Plan" makes your rent payments more convenient for you.

This agreement made this date by and between \_\_\_\_\_, property manager for the Owner, hereinafter "Manager" and the below signed, hereafter "Applicant". The Applicant shall pay to the Manager non-refundable fee upon the execution of this agreement in the amount listed on application to cover the administrative costs, expenses, and time of the manager to verify information submitted by the Applicant. Applicant authorizes the manager, it's employees, agents, or representatives to make any and all inquiries necessary to verify the information provided herein, including but not limited to direct contact with Applicant's employer, landlords, credit, neighbors, police, government agencies and any and all other sources of information which the Manager may deem necessary and appropriate within their sole discretion. The Applicant represents to the Manager the application has been completed in full and all the information provided for herein is true, accurate and complete to the best of the Applicant's knowledge and further, agrees if any such information is not as represented, or if the application is incomplete the Applicant may, at the Manager's sole discretion, be disqualified. The Applicant provides the information contained on this form. Manager is not liable to the Applicant, his heirs, executors, administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the Landlord of the information provided by the Applicant, and Applicant hereby releases the Manager, it's agent(s), employees and representatives from any and all actions, causes of action of any kind or nature that may arise by virtue of the execution or implementation of the agreement provided herein. This property requires a Security Deposit equivalent to one month's rent + \$100. Due to new laws and insurance requirements, all animals must submit an animal application. Animals shall not weigh over 30 lbs and shall not be on the list of CDC dangerous animal species. Animal deposit(s) are in addition to security deposit. Applicant, once approved, must obtain renter's insurance prior to entering into any rental agreement. Manager will contact the Applicant by the contact information listed on this application. After giving Applicant notice of approval using the contact info on application, Applicant has 24 hours from time of approval to fulfill rental agreement by producing all monies required and signing all rental agreement papers. If Applicant fails to perform within 24 hours of Manager's approval, Applicant may be disqualified and Manager may rent this home to the next qualified Applicant.

Our required standards for qualifying to rent a home are simple and fair. They are:

- All homes are offered without regard to race, color, religion, national origin, familial status, disability, sex, gender identity, sexual orientation, lawful source of income, conviction history or arrest history, prior military service or homeless status.
- Each adult occupant must submit an application.
- Your verified gross monthly income must equal approximately three times or more the monthly rent
- A favorable credit history; however, bad credit will not prevent you from renting a home.
- Be employed and be able to furnish acceptable proof of the required income, or pay rent in advance.
- Good references, housekeeping, and property maintenance from your previous Landlords.
- Limit the number occupants to 2 per room.
- Compensating Factors can include additional requirements such as a local qualified Co-Signer, rent paid in advance, Rent To Own (option to buy), high risk fees or more for applicants who fall short of above criteria.

Applicant authorizes release of all information to \_\_\_\_\_ and duplication of this form.

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: One Application required Per Adult



OFFICE USE ONLY, Do NOT Write Below This Line

Form with fields: Date Received: \_\_\_\_\_ Time: \_\_\_\_\_ Received By: \_\_\_\_\_ Paid Application Fee: [ ] Yes [ ] No
Viewed This Property: [ ] Yes [ ] No Deposit To Hold: \$ \_\_\_\_\_ Copy of Photo ID: [ ] Source: \_\_\_\_\_