



RENTAL APPLICATION INFORMATION

Your rental application is on page 3, 4, 5. The following are our standards and guidance in how we approve applicants and collect information. If you have questions, concerns or need to discuss an issue, please contact us as we may be able to help.

Arundel Property Care is committed to supporting the Fair Housing Act.

Qualification Standards: Requirements for all prospective residents

- A complete application from each occupant 18 years or older must be completed entirely.
- If you become our tenant, you will be required to give copy of photo ID and provide SS#
- Your application will be declined if you misrepresent any information on the application. If the misrepresentation is discovered after rental agreement is executed, your agreement will be terminated.
- The full security deposit is required at signing of the lease.
- We will accept the first qualified applicant or the best qualified applicant if multiple applications are received on open house day or more than one in a 24 hour period.
- Application fee is paid to the company we invite to pull your credit and background. (Smart Move fee is paid by you directly to Smart Move.)
- If you accept our offer to rent...you will have 24 hours to sign the lease or we will offer the property to the next person inline.

Number of Occupants: Each occupant of any rental home, shall be named in the lease. All persons over the age of 18 must submit an application and must meet all criteria specified for primary applicant.

Credit: Your rental application may be declined due to the negative public record and or multiple collections that have not been satisfied. Applicant may be declined based on vendor risk sources that do not meet the scoring policy. Lower credit may require last months rent in addition to first month and security deposit. Negative credit history is described as including but not limited to the following:

- Any evictions, either monetary or non-monetary reasons
- Any collection for checks not paid or Utility companies not paid
- Any history of late or delinquent payments and or failure to pay rent filings
- Any landlord or property management with a balance greater then \$1.00.
- The absence of credit file shall not adversely affect any applicant: However, the applicant may be required to pay last months rent in addition to first month and security deposit.

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Income: The total monthly household income should be 3X the monthly applicable rent. All income earners must submit proof of their income with either written verification from employer or pay stubs. You employment must show a history of dependable employment.

Rental History: Any negative rental history can disqualify a prospective resident or resident may be required to pay last months rent in addition to first month and security deposit.

Criminal Background check: The rental application will be declined if in the last 6 years you have had a conviction of any type of crime that is considered a serious threat to rental property or other residents/neighbors peaceful enjoyment of the premises. Negative background checks are described as including but not limited to:

- Conviction of felony
- Convicted domestic Violence or destruction of property.
- Convicted drug possession or trafficking or convicted for theft or burglary.

Please fill out the following application and scan/email to arundelpropertycare@yahoo.com Applications will not be processed until all information is received from all applicants.

Background is performed by Smart Move who will email you to ask you to verify your identity and submit the application fee.

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RENTAL APPLICATION

Applicant

First Name _____ Middle _____ Last _____

Present Address _____

City, State, Zip _____

Home phone _____ Cell _____ Do you Text? Y [] N []

Work phone _____

Birthdate _____ Social Security not required unless you become tenant.

Drivers License# _____

Email address _____

Available date to move in _____

Employment

Name of Present Employer _____

Address _____

Position _____ Start date _____ Monthly income \$ _____

Supervisor Name _____ Phone _____

Name of Previous Employer _____

Address _____

Position _____ Yrs/Months employed _____ Income\$ _____

Supervisor Name _____ Phone _____

Other Source of Income _____ Monthly income \$ _____

Other Source of Income _____ Monthly income \$ _____

Proposed Additional Occupants – List names and ages of additional occupants.

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

(You may list additional occupants on back of this page)

Present Landlord or Mortgage Company

Present Landlord name _____

Phone number _____

Monthly rent or payment \$ _____ How long here? _____

Reason you are leaving _____

Is it OK to call Landlord/Company? Y [] N []

Previous Landlord or Mortgage Company

Landlord name _____

Phone number _____

Monthly rent or payment \$ _____ How long there? _____

Reason you left _____

Is it OK to call Landlord/Company? Y [] N []

Personal References

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

Closest Relative Contact

Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

Emergency

In case of Emergency contact _____

Relationship _____ Phone _____

Vehicles

List vehicles to be parked at Premises: Make _____ Model _____ Year _____

Make _____ Model _____ Year _____

Pets

List any pets: Type _____ Breed _____ weight _____ age _____

Spayed/Neutered? Y [] N []

Type _____ Breed _____ weight _____ age _____

Spayed/Neutered? Y [] N []

Other

Do you Smoke? Y [] N []

Does any additional occupants smoke? Y [] N []

NOTE:

**This Property is
SMOKE FREE Premises**

Credit/Criminal History will be checked in addition to the following questions:

Bank Name _____
Balance checking \$ _____ Savings \$ _____

Bank Name _____
Balance checking \$ _____ Savings \$ _____

Do you have an current collections you are aware of? Y[]. N []

Have you or any other occupants ever been:

Convicted of a Felony? _____ Details _____

Receive deferred adjudication for a felony? _____

Been Evicted? _____ Details _____

Broken a Lease? _____ When _____ Why _____

Declared bankruptcy? _____ When _____

The above applicant declares that all statements made in this application are true and complete. Applicant hereby authorizes Arundel Property Care, LLC to verify all of the information in this application and obtain credit reports/background checks on the above listed applicant. If applicant has given any false information, APC is entitled to reject the application, and retain all application fees as liquidated damages for APC's expenses in processing this application. Each Applicant will be invited via email to initiate credit/criminal/eviction history check from a company "Smart Move" who will ask you to verify your identity and permission to send Arundel Property Care basic information. Arundel Property Care will never share your information with anyone, to include the home owner without your permission. I hereby release all parties from any liability in connection with the provision and use of information. I understand this application does not constitute any oral or written commitments on the part of the owner/Agent.

Applicant Signature _____ date _____