

PINNACLE MANAGEMENT

6200 Pleasant Ave. Suite 1, Fairfield, OH 45014

Phone: (513) 829-Rent or Fax (513) 939-1639

Rental Application

Unit Information

Property Address / Unit # / \$ Monthly Rent / \$ Security Deposit

Personal Information (Any adult, 18 or older, who is to reside at the property must fill out an application, be approved, and sign lease.)

Full Name / Social Security Number / Date of Birth

Current Address City State Zip / Telephone #

Rent / Own How long at this address? months / yrs. \$ Monthly Payment

Name of Owner, Management Co., or Mortgage Lender for current address. / Telephone #

Only complete this portion if at Current address less than 2 years

Previous Address City State Zip / Telephone #

Rent / Own How long at this address? months / yrs. \$ Monthly Payment

Name of Owner, Management Co., or Mortgage Lender for current address. / Telephone #

Name (s) of ALL and ONLY individuals to reside at Pinnacle Property:

Table with 3 columns: Full Name, Relationship to Applicant, Date of Birth. Multiple rows for listing individuals.

Emergency Contact: Telephone #:()

Address: Relationship

Initials: _____

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• **A. Employment Information - (Primary Employer)**

_____/_____/_____/_____/_____
Employer Position Date of Hire

_____/_____/_____/_____/_____/_____/_____/_____
Address City State Zip Salary (Circle One) Hr / Wk / Mth / Yr.

• **B. Employment Information - (Secondary Employer)**

_____/_____/_____/_____/_____
Employer Position Date of Hire

_____/_____/_____/_____/_____/_____/_____/_____
Address City State Zip Salary (Circle One) Hr / Wk / Mth / Yr.

• **Additional Income**

_____/_____/_____/_____/_____/_____/_____/_____
Source of Income (Child Support, SSI, etc.) \$ Hr / Wk / Mth / Yr.

• **Banking Information (Or Provide A Voided Check)**

Bank Name: _____ Acct. # _____

• **Vehicle Information** Only 2 road-worthy vehicles permitted per unit. Due to size of parking spaces, some larger vehicles are prohibited.

_____/_____/_____/_____/_____/_____/_____/_____
License Plate # State Year Make/Model Color

_____/_____/_____/_____/_____/_____/_____/_____
License Plate # State Year Make/Model Color

• **Pet Information** A \$50.00 per pet, per month premium will be charged. Single family homes are allowed two pets, while multifamily units (apartments, condos, etc.) are allowed one pet. Other restrictions such as weight limit (50 lbs.) and certain breed types do apply.

_____/_____/_____/_____/_____/_____/_____/_____
Breed Age Weight lbs. Pet Name

_____/_____/_____/_____/_____/_____/_____/_____
Breed Age Weight lbs. Pet Name

*Applicant must fill out Pinnacle Management's required paperwork for any and all Emotional Support Animals

• **Disclosure**

Have you ever filed for Bankruptcy or plan to do so in the next year? No Yes, when: _____

Are you currently under eviction or have ever been evicted from a place of residency? No Yes

If yes, please explain: _____

Have you ever been convicted of a felony? No Yes – Please notate date of conviction and felony charge:

_____/_____/_____/_____/_____/_____/_____/_____
Date of Conviction Felony Charge

Initials: _____

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• Statement of Rental Policy

EQUAL HOUSING OPPORTUNITY. LANDLORD MAKES THIS HOUSING AVAILABLE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, DISABILITY (HANDICAP), MILITARY STATUS, ANCESTRY, AGE, MARITAL STATUS, SEXUAL ORIENTATION, OR GENDER IDENTITY

- **Available Units.** All vacant units and those coming available are considered on the market until an application is submitted to Pinnacle Management, a \$100.00 application fee and \$100.00 holding fee are paid. Applicant agrees that if a \$100.00 holding fee is paid but he/she fails to submit an application within 24 hours then the \$100.00 is forfeited to Pinnacle Management and the unit will again be eligible for rent. If Applicant's application is approved for the unit, the \$100.00 holding fee will transfer to his/her security deposit. If applicant's application is denied, the \$100.00 holding fee will be forfeited to Pinnacle Management. **The balance of the security deposit must be paid with a cashier's check, the lease signed within 3 business days, and possession of premises taken within 15 days of application approval. *If applicant is approved but does not sign their lease, the \$100.00 holding fee is forfeited to Pinnacle Management as payment for taking the unit off the rental market.***

- **Coming Available Units.** If an applicant applies for a unit that is still occupied at the time the application is submitted, he/she agrees to submit the application knowing that there is no move-in date available and that he/she will not be physically able to view the unit prior to signing the lease. If the application is approved, the applicant also agrees that the lease will be signed and all monies due will be paid within the required time allowance.

- **Occupancy Guidelines.** To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of occupants who may reside in a unit. **We allow two occupants per bedroom.** Since we will accept applications on units before they are vacant, applicant(s) understands and agrees to hold Pinnacle Management, its Owners or Agents, completely harmless should this unit not become available as predicted due to "hold over residents" or any other situation beyond Pinnacle Management's control. Since we are constantly updating our availability list, a unit that was unavailable in the morning may become available later that same day and vice versa.

- **Application Process.** We accept and evaluate every rental application in the following manner:

An applicant must complete a rental application by answering ALL questions and paying a \$100.00 non-refundable application fee. If an applicant meets all of the following criteria, he/she will be approved.

- A. **Income.** 28% of gross income to equal or be higher than the rental rate being applied for. We combine all verifiable income for all adults, 18 or older, on the application (s). Proof of income is required. (Two most recent pay stubs)
- B. **Rental History.** Favorable rental and/or payment history from previous landlord (s) and/or Mortgage Co.(s).
YOU WILL BE DENIED IF YOU ARE CURRENTLY UNDER EVICTION.
- C. **Credit History.** Your credit report must be satisfactory.
- D. **Employment.** A minimum of one year of continuous employment.

5. **Rental Insurance.** All approved applicants must submit written proof of Renters Insurance applicable for the term of the lease. This policy must cover both personal contents and meet or exceed our required liability coverage. Since properties verify drastically, please verify insurance coverage requirements with office.

***We do not accept AllState Insurance or any AllState affiliated insurance companies.**

I recognize that this application is for a residence and is subject to acceptance or rejection. I hereby state that the information set forth above is true and give authorization to: (1) obtain a credit report for use now or in the future for collection purposes and (2) verify the above information, references, and any additional information deemed necessary.

A \$100.00 Non-Refundable Fee is required to process applications. Paid ____ / ____ / ____ Cash / Ck# _____

A \$100.00 Holding Fee is required to take unit off market. Paid ____ / ____ / ____ Cash / Ck# _____

X _____ / ____ / ____ / ____
Applicant Signature Date

X _____
Applicant E-Mail Address

Initials: _____