

Rental Application



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Entire Application must be completed and filled out or the application will not be accepted.

This section to be completed by landlord

Date and time received by landlord: _____

Address of property to be rented: _____

Rental Term: [] month-to-month [] lease from _____ to _____

Amounts Due Prior to Occupancy

First month's rent \$ _____

Security deposit \$ _____

Last month \$ _____

Other (specify): \$ _____

TOTAL \$ _____

Identity Theft and Identity Fraud Protection Policy

All information received during the rental application process is private and privileged information. This information will be used for the sole purposes of verifying the applicant information in assessing the qualifications of the applicant.

This information will not be sold, distributed, or posted in any electronic form before, during, or after the tenancy has ended. None of our applications are ever scanned, saved or transmitted electronically and are photocopied once for the outside the tenant folder.

The signed original remains on file inside the tenant's folder. All files are kept in locked file drawers, in a locked office, locked in our place of business. Our business is further protected by a Brink's Security system. We are required by law to hold onto any rental applications and records up to 6 years after the tenancy has terminated at which time any remaining personal information may be shredded and/or burned.

APPLICANT DATA

Full Name (included all names and aliases used): _____

Home phone: _____ Work phone: _____

Email: _____ Social Security number: _____

Date of Birth: _____ Driver's license number/state: _____

Other Identifying Information: _____

ADDITIONAL OCCUPANTS List everyone, including children, who will live with you. Anyone over 18 must fill out a separate rental application form.

Full Name	Relationship to Applicant	SS # if over 18

VEHICLE(S) INFORMATION (list all)

Vehicle Make	Model	Color	Year	State & License Plate Number

RENTAL HISTORY

First-time renters: attach a description of your housing situation for the past **five** years.

Current address: _____

Dates lived at address: _____ Reason for leaving: _____

Landlord/manager: _____ Landlord/manager's phone: _____

Rent: \$ _____ Security deposit: _____

Have you given notice? (Y/N) (Circle one) If so when _____.

Previous Address: _____

Dates lived at address: _____ Reason for leaving: _____

Landlord/manager: _____ Landlord/manager's phone: _____

Rent: \$ _____ Security deposit: _____

RENTAL CO-SIGNERS (List all co-signers that will be on the lease)

List all co-signers that will be on the lease. Note, all co-signers must fill out a Rental Application as well.

Name of co-signers _____ Address: _____ Relationship: _____

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EMPLOYMENT HISTORY

*Self-employed applicants or SSI, SSDI, Veterans, Section 8, Subsidized housing: **attach tax returns for the past two years, SSI/SSDI or veteran's documentation.** Subsidized or section 8 must be accompanied with voucher or letter of benefits. **Employed applicants must attach 4 weeks of current and consecutive pay stubs or letter from employer proving rate of pay.***

Applicant's Current Employer:

Name and Address of Current Employer: _____

Phone: _____

Employment Start Date: _____ How long at current employer? _____

Income: \$ _____ per week \$ _____ per month

Position Held: _____ Supervisor's name: _____

Applicant's Previous Employer:

Name and Address of Previous Employer: _____

Phone: _____

Employment Start Date: _____ End Date: _____ How long at this employer? _____

Income: \$ _____ per week \$ _____ per month

Position Held: _____ Supervisor's name _____

CURRENT INCOME

1. Your gross monthly employment income (before deductions): \$_____

2. Average monthly amounts of other income (specify sources: (child support alimony, court case judgments, etc.)):

2a. Other Income _____ \$_____

2b. Other Income _____ \$_____

2c. Other Income _____ \$_____

TOTAL MONTHLY INCOME \$_____

BANK/FINANCIAL ACCOUNTS (list all – use additional space if needed)

Account Type (Savings/Checking, etc....)	Bank/Institution	Branch	Amount
			\$
			\$
			\$
			\$
			\$

CREDIT CARD ACCOUNTS (list all – use additional space if needed)

Account Type (VISA MC, Discover, Am Ex, Sears, etc.)	Bank/Institution	Account No	Balance	Avg. Monthly Payment
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$

LOANS (list all - use additional space if needed)

Type of Loan (mortgage, car, student loan, etc.)	Name of Creditor	Amount Owed	Monthly Payment
		\$	\$
		\$	\$
		\$	\$

OTHER MAJOR OBLIGATIONS (list all - child support alimony, court case judgments, car insurance, etc.)

Type	Payee	Amount Owed	Monthly Payment
		\$	\$
		\$	\$
		\$	\$
		\$	\$

PERSONAL REFERENCES (list three -other than family)

Name	Relationship	Address	Phone #

NEAREST RELATIVE IN CASE OF EMERGENCY (someone other than above references)

Name	Relationship	Address	Phone #

RENTAL ADVERTISING SOURCE

How did you hear of this rental?

MISCELLANEOUS

Pets: Describe the number and type of pets you want to have in the rental property:

_____ **Note: Must not be on the insurance list:** _____

Water filled furniture: Describe water-filled furniture you want to have in the rental property:

_____ **Note: no water filled furniture (tanks, waterbeds, etc....)** _____

Smoke: Do you smoke? [] Yes [] No **Note: All our rentals are smoke free.**

Renter Insurance: Will you be getting or do you have renter's insurance? [] Yes [] No

Firearms: Will you be keeping or storing firearms in the rental unit? [] Yes [] No

If **YES**, list the type of MA firearms license and expiration date? _____

Vacuum: Do you have a vacuum? _____ If so, what kind? _____

Have you ever:

Ever asked to break a lease early? [] Yes [] No How many times _____

Filed for bankruptcy? [] Yes [] No How many times _____

Been sued? [] Yes [] No How many times _____

Sued someone else? [] Yes [] No How many times _____

Been evicted? [] Yes [] No How many times _____

Been convicted of a Crime? [] Yes [] No How many times _____

Received a 14-day Notice to Quit or 30 Day Notice to Vacate?
[] Yes [] No How many times _____

Have you ever had a CORI check? [] Yes [] No

Have you ever had a SCORI check? [] Yes [] No

Have you ever had a summons to Housing court? [] Yes [] No

Are you required to register as a sexual offender pursuant to any state's law? [] Yes [] No

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any material false or incomplete statements in this application. I authorize verification of the information provided in this application from my credit sources, current and previous landlords and employers, and personal references. I give permission for the landlord or its agent to obtain a consumer report about me for the purpose of this application, to ensure that I continue to meet the terms of the tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose.

Applicant's Signature _____ Date: _____

I hereby make application for the occupancy of the apartment at _____

_____.

If this application is accepted, I/we agree to enter into a rental agreement for the apartment. It is understood that the EARNEST MONIES DEPOSIT given will be applied to the security deposit due. Further, should I/we refuse to enter into a rental agreement when offered by **Striker Property Management** the EARNEST MONIES DEPOSIT and all monies paid herewith shall be retained by **Striker Property Management** as liquidated damages.

At the time of execution of the rental agreement by the tenant, payment of the balance of the security deposit, first month's rent and any other monies, as outlined below, will be due. The security deposit will be held as contingency against damage and lost rents in accordance with the Massachusetts General Law.

I hereby authorize and request **Striker Property Management** to verify any criminal offender's record information with any criminal reporting agency that has authority to obtain this information as well as all credit reporting agencies, employers' credit and personal references to release all pertinent information about me/us to **Striker Property Management** and/or its agents. A photocopy of my license, social security card will be attached to this application. A photocopy of these documents shall be valid as the original. I agree that we are the age of eighteen (18) years or older.

Applicant's Signature _____ Date: _____

Notes (Landlord/Manager):

Applicant's Legal Status In The United States Form

Please check the boxes that apply and supply information as requested.

Bring the required documentation to the landlord/manager when you return the Rental Application, or soon thereafter. We cannot process your application until we have reviewed your documentation.

I I have the legal right to be in the United States because I am a U.S. citizen.

I I am a citizen by birth or through my parents (provide an original birth certificate or a copy certified by the issuing agency, a U.S. passport, a Certificate of U.S. Citizenship, or a Certificate of Birth Abroad).

I I am a naturalized citizen (provide a U.S. passport or a Naturalization Certificate).

I I have the legal right to be in the United States because I have valid documentation from U.S. Citizenship and Immigration Services (USCIS).

I am a legal permanent resident (provide Permanent Resident Card or a foreign passport showing an 1-151 or 1-551 stamp, or an 1-94 form, Arrival-Departure Record).

I I entered the United States on a visa and am on an authorized, temporary stay (provide passport from country of citizenship plus 1-94 form, Arrival-Departure Record):

My permitted stay expires on:

I I am a refugee (provide passport from country of citizenship plus 1-94 form, Arrival-Departure Record, stamped 'Admitted as a Refugee"; or Refugee Travel Document).

I I have an application pending with USCIS or other right to stay in the United States (provide work permit or USCIS receipt or other notice indicating right).

I I do not have a legal right to be in the United States.

Applicant Signature _____ Date _____

Consent to Background and Reference Check Form

I hereby authorize **Striker Property Management** or to hire a tenant screening firm to investigate my background to verify any criminal offender's record information with any criminal reporting agency that has authority to obtain this information as well as all credit reporting agencies, employers' credit and personal references to release all pertinent information about me to **Striker Property Management** and/or its agents.

These actions may result in a report on my character, reputation, personal characteristics, and criminal history; and will involve searching any states "*Megan's Law*" database for my name. I agree to hold any manager or agent of **Striker Property Management** harmless if the results of this search include incorrect information that any manager or agent of **Striker Property Management**, in the exercise of ordinary caution, would not have known about. I understand that **Striker Property Management** will provide more information to me upon my request.

Applicant signature: _____ Date: _____

Printed name: _____

Address: _____

Phone number: _____ Email: _____

Reauthorized signature (**Striker Property Management**) _____

Date: _____

Cosigner Agreement Form

1. This Cosigner Agreement is entered into on _____ between

_____ (Tenant)

Striker Property Management _____ (Landlord)

_____ (Cosigner)

2. Tenant has leased from Landlord the premises located at _____

Should the rental application be approved; the Landlord and Tenant will sign a lease or rental agreement specifying the terms and conditions of this rental on (date) _____.

A copy of the lease or rental agreement will be attached to this Agreement.

3. Cosigner agrees to be jointly and severally liable with Tenant for Tenant's obligations arising out of the lease or rental agreement described in written signed lease agreement, including but not limited to unpaid rent, property damage, and cleaning and repair costs. Cosigner further agrees that Landlord will have no obligation to give notice to Cosigner Should Tenant fail to fulfill Tenant's financial obligations. Landlord may demand that Cosigner perform as promised under this Agreement without first using Tenant's security deposit.

4. If Tenant assigns or subleases the Premises, Cosigner will remain liable under the terms of this Agreement for the performance of the assignee or sublease, unless Landlord relieves Cosigner by written termination of this Agreement.

5. Cosigner appoints Tenant as Cosigner's agent for service of process in the event of any lawsuit arising out of this Agreement.

6. If Landlord and Cosigner are involved in any legal proceeding arising out of this Agreement, the prevailing party will recover reasonable attorney fees, court costs, and any costs reasonably necessary to collect a judgment. Landlord:

Landlord/Manager: _____ Date: _____

Print Name: **Striker Property Management**

Tenant: _____ Date: _____

Print Name: _____

Cosigner: _____ Date: _____

Print Name: _____

OFFICE USE ONLY

Checklist

Applicant's ID	
Applicant's SS card	
Co-Applicant's ID	
Co-Applicant's SS card	
Applicant's proof of income	
Co-Applicant's proof of income	
Housing Voucher	