

PRM PROFESSIONAL REAL ESTATE MANAGEMENT, INC.

1447 East Pass Rd. Gulfport, MS 39507 Office 228.896.4446 Fax 228.896.3350
www.prmhomes.com

Application Process

In addition to the completed and signed application, PRM Inc. requires the following:

- ✓ Anyone 18 years of age or older must complete an application.
- ✓ Proof of local income (paystubs, checks, company bank statement if self-employed). Income for each applicant (unless married couple) should be approximately 3 times the listed rent.
- ✓ Copy of valid Driver's license or Government ID, and SS card
- ✓ \$30 application fee (cash or money orders only) for each adult that is going to be on the lease
- ✓ Applicants for the same property (room mates) must complete separate applications if last names are different.
- ✓ Be sure to list current landlord information with phone number. If you do not have a current landlord, we will need a previous reference.
- ✓ The application must be signed. The Working with a Real Estate Broker form (second page of the application) should also be checked and signed as a **CUSTOMER**. The last paragraph on the form explains what being a customer means.
- ✓ Please be sure your application has the correct phone numbers. The processing program we use might need it to verify your application via text.

The typical application is processed in about 1 business day once all information/app fees are received. If there is missing information on the application or documents not received, we cannot process the application. On rare occasions it may take slightly longer. PRM will run credit and background checks and get a reference from your current or most recent landlord.

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Application For Leasing

If your last names are different for whatever reason, please complete **SEPARATE** applications. A \$30 Non-Refundable fee per applicant is required.

Date _____ Property Desired _____

#1 First Name _____ Middle _____ Last _____ Birth Date _____

#1 Driver License # _____ SS # _____ Phone # _____

Employer _____ Address _____ Title _____ How Long _____

Employer Phone _____ Total Income **Per Month**: (Include any assistance) _____

Applicant #1 Email: _____

#2 First Name _____ Middle _____ Last _____ Birth Date _____

#2 Driver License # _____ SS # _____ Phone # _____

Employer _____ Address _____ Title _____ How Long _____

Employer Phone _____ Total Income **Per Month**: (Include any assistance) _____

Applicant #2 Email: _____

Names/ages of additional persons living with you: _____

_____ Any Pets; Describe _____

Number of Vehicles to be kept at this address: _____ Type _____ Tag # _____

Type _____ Tag # _____ Type _____ Tag # _____

Current Address _____ City, State, Zip _____

How Long _____ Reason for Moving _____

Current landlord _____ Landlord Phone _____

Current landlord email _____

Former Address 1 _____ City, State Zip _____

Former landlord _____ Phone _____

Former landlord email _____

Application subject to skip tracing, a credit report, a criminal background check, a prior or existing landlord check, and employment verification. Upon acceptance by PRM, Inc. and execution of a lease, it is offered without respect to race, color, creed, sex, national origin, or familial status.

#1 Applicant Signature _____

#2 Applicant Signature _____



MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

Approved 04/2023 by
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- | | |
|---|--|
| ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.) | ☐ Customer (The Licensee is not my Agent) |
| ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.) | |
| ☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.) | |

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____ (Client signature)	_____ (Date)	_____ (Licensee signature)	_____ (Date)	_____ (Customer signature)	_____ (Date)
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_____ (Client signature)	_____ (Date)	_____ (Licensee Company)	_____ (Customer signature)	_____ (Date)
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LICENSEES: Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.

MREC Rev. 04/2023