***Stingray Holdings, LLC***

**Application for Tenancy**

Date of Application\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \*\*\*office use only\*\*\* S.D.$\_\_\_\_Date Rec’d\_\_\_\_

 Cash\_\_\_\_M.O.\_\_\_Chk\_\_\_

 Credit:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 (Single $20/Married $35)

 Out of State \_\_\_\_\_\_\_\_\_\_\_

Address Applying for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Security Deposit \_\_\_\_\_\_\_\_\_\_\_ Rent Amount \_\_\_\_\_\_\_\_\_\_\_

Desired Move-In Date \_\_\_\_\_\_\_\_\_\_\_\_\_

**Important Note to Applicants** Please fill this application out in full. Incomplete applications will be sent back to you to complete, causing a delay in the process and decreasing your chances of renting from us.

**Personal Information** *Please do not leave any blanks in this section.*

First Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_MI. \_\_\_\_\_\_\_\_\_\_\_ Last Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Social Security # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date of Birth \_\_\_\_\_\_\_\_\_\_\_\_\_ Driver’s License # \_\_\_\_\_\_\_\_\_\_\_\_\_ Phone Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Alternate Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Email \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Who else will be living with you? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Make of Automobile \_\_\_\_\_\_\_\_\_\_ Year \_\_\_\_\_\_\_\_ Color \_\_\_\_\_\_\_\_\_ License Plate # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Rental History** *Please fill out completely*

**Current Address** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City, State, Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move-in Date \_\_\_\_\_\_\_\_\_\_\_\_\_Landlord’s Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Landlord’s Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Monthly Rent \_\_\_\_\_\_\_\_\_\_\_\_\_Reason for Moving \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Previous Address** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City, State, Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Move-in Date \_\_\_\_\_\_\_\_\_\_\_\_\_ Move-out Date \_\_\_\_\_\_\_\_\_\_\_\_\_ Landlord’s Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Landlord’s Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly Rent \_\_\_\_\_\_\_\_\_\_\_\_\_Reason for Moving \_\_\_\_\_\_\_\_\_\_\_\_\_

**Employment Information** *Please include all sources of income. Use additional paper if needed. Self-employed: Please supply tax returns for previous two years and two most recent banks statements.*

Current Employer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Position \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Employer Phone Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Supervisor Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Gross Wages Per Month \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Hire Date \_\_\_\_\_\_\_\_\_\_\_\_

Other Sources of Income \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Amount Per Month \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Explain \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Questionnaire** *Please answer all these questions truthfully.*

How long will you live here? \_\_\_\_\_\_\_\_\_\_\_\_ What pets do you have? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How many evictions have been filed upon you? \_\_\_\_ you ever broken a lease? \_\_\_Do You Smoke? \_\_\_\_\_ How many vehicles do you own? \_\_\_\_\_\_\_\_\_

Is the total move-in amount available now? \_\_\_\_\_

When would you like to move in? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Do you have a checking account? \_\_\_\_\_\_\_\_\_ Balance: \_\_\_\_\_\_\_

Do you have a savings account? \_\_\_\_\_\_\_\_\_

Emergency Contact -Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Relationship\_\_\_\_\_

(Including to contact regarding rent or tenancy.)

Please read carefully and sign and date below if you agree. Applicant certifies that the information contained in this application is true and correct. Applicant understands that false or misleading information is grounds for immediate disqualification. Applicant shall pay to the Landlord a nonrefundable fee to accompany this application to cover the Landlord’s administrative costs and expense to verify the information submitted by the Applicant.

**Qualification Standards** *Your Application will be denied if you do not meet the below standards for qualification.*

*Applicant must have current photo identification and a valid social security number.*

*Applicant's monthly household income must exceed three times the rent. All income must be from a verifiable source.  Unverifiable income will not be considered.*

*Applicants must receive positive references from all previous landlords for the previous 5 years.*

*Applicant may not have any evictions or unpaid judgments from previous landlords.*

*Applicant must exhibit a responsible financial life.*

*A background check will be conducted on all applicants over 18.  Applicant’s background must exhibit a pattern of responsibility.*

At landlord’s discretion, compensating factors such as an additional security deposit or co-signer (guarantor) may be required for qualification if Applicant fails to meet any one of the above requirements.In the event of multiple applicants, tenancy will be granted to the most qualified, based on the above criteria.

**TERMS OF AGREEMENT**

1. Rent is due and payable in full payment by personal check or money order (NO CASH) on or before the last day of the month payable in advance with no grace period; time is of the essence; payable in advance to Stingray Holdings 3, LLC.
2. The apartment shall be occupied only by the party(s) named above.
3. Dogs, Cats, birds or pets of any kind are not permitted on or in the premises without a written permission of the management. Pets may not visit for any length of time.
4. Tenants shall not paint apartment without written permission of owner or agent; nor make any alterations to the premise and shall refrain from driving nails, screws, tacks, etc. into the walls, ceilings or floors. (note: small nails/tacks are allowed).
5. Tenants shall not use vapor smoking device in unit.
6. All refuse must be deposited in specified outdoor container, which is provided.
7. All public areas (hallways, and outside areas) must be kept clean of all personal property.
8. Tenant must park vehicles in assigned parking spaces only. Parking areas are reserved for passenger automobiles or motorcycles only; no trucks, motor homes, camper trailers or boat trailers are allowed without written approval from management. All parked vehicles must have licensed plates and be operative. Management reserves the right to remove inoperative and/or unlicensed vehicles.
9. Owner shall be on a month-to-month tenancy after expiration of the lease. This periodic month-to-month tenancy can be terminated only on the first day of the month by **a written notice given at least 60 days** before the termination date. This notice should be mailed along with the rent payment to specified address. Tenants shall not vacate during the months of November, December, January, and February.
10. Tenant may not elect to apply the security deposit to the last month’s rent when giving a notice of intent to vacate.
11. Owner shall not be responsible for loss or damage of tenant or guest’s personal property that is not attributed to negligent actions or omissions of the owner, including property in storage areas.

**Applicant authorizes release of all information to Landlord and agrees that the information provided in this rental application is true and correct. This authorization extends beyond the end of Applicant’s tenancy.**

**Tenant(s) hereby agree to abide by all conditions, rules, and regulations as stated.**

**Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

If accepted, I hereby agree to enter into a lease as agreed or at least to rent the apartment on a month-to-month basis with a sixty(60) day notice to terminate tenancy. If I refuse to accept the apartment after this application is accepted, my deposit may be used to pay Lessor’s damages. I authorize Stingray Holdings 3, LLC to obtain information about me from my credit sources, current and previous landlords, and employers. The lessor shall be allowed sufficient time to check credit references, but in no case more than 21 calendar days after acceptance of the earnest money.

I have 7 days after occupancy to inspect the dwelling unit and notice the Lessor of any pre-existing damages or defects and may request in writing a list of physical damage or defects, in any, charged to the previous tenant’s security deposit.