

FIRST CHOICE PROPERTIES, LLC

319/377-0466

LEASE APPLICATION

We are an Equal Housing Opportunity Provider (EHO). Each adult applicant must provide a photo I.D., paycheck stub or other proof of income and fully complete an application after reading and agreeing to the following:

No pets are allowed unless approved in advance and a separate pet application is completed.

This is a non-smoking home.

We collect as many applications as possible and check references and criminal background. We will not rent to anyone whose references we cannot contact. We always rent to the first applicant who meets our qualifications. Decisions are based on living history and not on personal appearances. The quoted rent and deposit is for two (2) adults only, assuming good credit and criminal history, job history and good references. City regulations limit total occupants to no more than two per bedroom. As a courtesy to the neighborhood, we limit the number of cars for a single family home to three (3).

A NONREFUNDABLE CHARGE OF \$35.00 CASH (PER ADULT APPLICANT) WILL BE DUE WITH COMPLETED APPLICATION.

Upon approval of the application, the amount of the deposit required shall be due immediately in the form of cash or money order. The rental unit may not be held without the deposit being paid. Due to credit references and other information provided including any additional adults or pets, the advertised rent and deposit may be adjusted to compensate for the increased risk.

APPLICATION FOR TENANCY

(To be filled out by the applicant – Please print/type legibly or ask for assistance)

ADDRESS APPLYING FOR _____

Rent is _____ Damage/Security Deposit is _____

Anticipated Possession Date _____ Term of Lease: _____

NAMES, RELATIONSHIPS, and AGE of everyone who will occupy property:

1. _____ 2. _____
3. _____ 4. _____
5. _____ 6. _____

Please tell us about yourself

FULL NAME OF APPLICANT (first, middle and last) _____ - _____ - _____

Are you 18 years of age or older? Yes No

Home phone _____

Cell phone _____

Email address _____

Work phone _____

Social Security # _____

Date of birth _____

Driver's License Number _____

FULL NAME OF CO-APPLICANT (first, middle and last) _____ - _____ - _____

Are you 18 years of age or older? Yes No

Home phone _____

Cell phone _____

Email address _____

Work phone _____

Social Security # _____

Date of birth _____

Driver's License Number _____

Where may we reach you to discuss this application? Day Phone # _____ Night Phone # _____

LEASE APPLICATION - Continued

Please provide residential history (last 3 years)

APPLICANT PRESENT ADDRESS _____
 Do you rent or own? _____ Month/year moved in _____
 How long at present address? _____ Current rent/mortgage amount \$ _____
 Present landlord (if applicable) _____ Landlord's phone # _____
 Reason for moving _____

WE REQUIRE NAMES of LANDLORDS and YOUR ADDRESSES for PAST THREE YEARS.

Former Landlord's Name	Your Former Address	Landlord's Phone
_____	_____	_____
_____	_____	_____
_____	_____	_____

CO-APPLICANT PRESENT ADDRESS _____
 Do you rent or own? _____ Month/year moved in _____
 How long at present address? _____ Current rent/mortgage amount \$ _____
 Present landlord (if applicable) _____ Landlord's phone # _____
 Reason for moving _____

WE REQUIRE NAMES of LANDLORDS and YOUR ADDRESSES for PAST THREE YEARS.

Former Landlord's Name	Your Former Address	Landlord's Phone
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please describe your credit and criminal history

- | | Applicant | Co-Applicant |
|---|------------------|---------------------|
| 1. Have you ever been evicted? | ___ Yes ___ No | ___ Yes ___ No |
| 2. Have you had two or more late rental/mortgage payments in the past year? | ___ Yes ___ No | ___ Yes ___ No |
| 3. Have you written any non-sufficient funds checks in the past year? | ___ Yes ___ No | ___ Yes ___ No |
| 4. Have you ever willfully or intentionally refused to pay rent/mortgage when due? | ___ Yes ___ No | ___ Yes ___ No |
| 5. Have you filed for, or declared bankruptcy in the past seven (7) years? | ___ Yes ___ No | ___ Yes ___ No |
| 6. Have you had any judgments or collections against you? | ___ Yes ___ No | ___ Yes ___ No |
| 7. Have you been or are you presently an illegal abuser of any controlled substance? | ___ Yes ___ No | ___ Yes ___ No |
| 8. Have you ever been convicted of illegal manufacture or distribution of any controlled substance? | ___ Yes ___ No | ___ Yes ___ No |
| 9. Have you ever been convicted of a crime? | ___ Yes ___ No | ___ Yes ___ No |

If **Applicant** checked "yes" to any of the above, please explain:

If **Co-Applicant** checked "yes" to any of the above, please explain:

- | | | |
|---|----------------|----------------|
| 10. Will you be able to pay your rent on or before the 1st of each month? | ___ Yes ___ No | ___ Yes ___ No |
| 11. If you are unable to pay rent, do you have someone who can help you? | ___ Yes ___ No | ___ Yes ___ No |
| 12. Have you ever had bed bugs or roaches at a previous address? | ___ Yes ___ No | ___ Yes ___ No |
| 13. Would you like to rent a washer/dryer set for this home? | ___ Yes ___ No | ___ Yes ___ No |

LEASE APPLICATION - Continued

Please provide your employment information (last 3 years)

APPLICANT STATUS: ___ Full Time ___ Part Time ___ Student ___ Unemployed ___ Other

EMPLOYER & ADDRESS _____

Date employed _____ Business Phone _____ Supervisor _____

Your position _____ Are you subject to transfer? _____

Income/salary \$ _____ per _____.

PREVIOUS EMPLOYER (OR SCHOOL) & ADDRESS _____

How long? _____ Phone _____ Supervisor _____

Income/salary \$ _____ per _____.

CO-APPLICANT STATUS: ___ Full Time ___ Part Time ___ Student ___ Unemployed ___ Other

EMPLOYER & ADDRESS _____

Date employed _____ Business Phone _____ Supervisor _____

Your position _____ Are you subject to transfer? _____

Income/salary \$ _____ per _____.

PREVIOUS EMPLOYER (OR SCHOOL) & ADDRESS _____

How long? _____ Phone _____ Supervisor _____

Income/salary \$ _____ per _____.

If you have other sources of income that you would like us to consider, please list income, source and person (banker, employer, etc.) whom we may contact for confirmation. You do not have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount\$ _____ Source/contact information _____

Please list your references

APPLICANT:

BALANCE IN CHECKING \$ _____ BALANCE IN SAVINGS \$ _____

Institution _____ Institution _____

Non-Relative Personal REFERENCE _____

ADDRESS _____ PHONE # _____

Contact in EMERGENCY _____

ADDRESS _____ PHONE # _____

CO-APPLICANT:

BALANCE IN CHECKING \$ _____ BALANCE IN SAVINGS \$ _____

Institution _____ Institution _____

Non-Relative Personal REFERENCE _____

ADDRESS _____ PHONE # _____

Contact in EMERGENCY _____

ADDRESS _____ PHONE # _____

LEASE APPLICATION - Continued

Additional information

- 1. Do you have any waterbeds? _____ Yes _____ No
- 2. Do you have or do you expect to have any pets? _____ Yes _____ No
 If "yes" please explain: _____
 Pets must be pre-approved.
- 3. Do you plan to use the home for any in-home business use? _____ Yes _____ No
 If "yes" please explain: _____
- 4. Number of cars _____ (limit is three (3) cars for current First Choice Properties single family homes).
 Make #1 _____ Year _____ License _____
 Make #2 _____ Year _____ License _____
 Make #3 _____ Year _____ License _____

Authorization

I hereby understand that no persons other than those specifically named will be permitted to occupy the dwelling without the written permission of the Landlord and an appropriate adjustment in the rent/deposit. Acceptance of this application by the Landlord shall not constitute a completed agreement to rent the premises. Parties must also sign a formal written LEASE AGREEMENT.

In the event the applicant refuses to sign an agreement for any reason whatsoever, it is understood and agreed that any fee paid for processing this application and any deposit paid to hold the property, shall be forfeited to the Landlord.

I certify the above information is true and correct to the best of my knowledge. I understand this application will be checked for accuracy. I authorize verification of references given, a credit check and a criminal background check. A nonrefundable charge of **\$35.00** cash per applicant is due with completed application. I understand that if a lease is entered into and any of the above is not truthful, the lease may be voided for fraud and I forfeit my application fees and deposits.

APPLICANT

SIGNATURE _____ DATE _____

CO- APPLICANT

SIGNATURE _____ DATE _____

AUTHORIZATION

Release of Information

I authorize an investigation of my credit history, criminal history, tenant history, banking and employment for the purposes of renting a house, apartment or condominium from this owner/manager.

 Applicant Name (please print) Signature Date

 Co-Applicant Name (please print) Signature Date

APPLICANT(S): PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Nonrefundable credit and criminal background check fee of \$ _____ received by _____ on (date) _____.

Security deposit of \$ _____ received by _____ on (date) _____.

First month rent of \$ _____ received by _____ on (date) _____.