



# Parks Deter

Property Management Services, Inc.

Thank you for your interest in renting one of our homes. In order to process your rental application as quickly and efficiently as possible please remember to do the following:

The application must be complete. Please do not leave any information out.

Include the following with the rental application:

1. The last two pay stubs of your current employer.
2. A clear copy of your Driver's License or ID Card, Social Security Card and if applicable your Green Card.
3. Read and sign the "Rules and Regulations" and the "Crime Free Lease Addendum".
4. The application fee is **\$40.00** for the applicant and **\$20.00** additional for a co-applicant. Please bring cash, check, or money order payable to Parks Deter Property Management Services, Inc for this.

**Parks Deter  
Property Management Services, Inc.**

113 E. Broad St.  
Statesville, North Carolina 28677  
(704) 871-0998  
www.parksdeter.com

# Rental Application

FOR OFFICE USE ONLY	
DATE _____	_____
PROPERTY _____	_____
APT. NO. _____	RENT \$ _____
AGENT _____	_____

Please complete all requested information on the front and back of this form. Thank you for your interest in our apartments.

Date of Application \_\_\_\_\_ Desired Date of Occupancy \_\_\_\_\_  
Type and Size of Apartment Wanted (No. of Bedrooms, etc.) \_\_\_\_\_

## PERSONAL INFORMATION

APPLICANT'S FULL NAME \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Social Security No. \_\_\_\_\_ Driver's Lic. No./State \_\_\_\_\_ E-mail \_\_\_\_\_  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_  
CO-APPLICANT'S FULL NAME \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Social Security No. \_\_\_\_\_ Driver's Lic. No./State \_\_\_\_\_ Relationship \_\_\_\_\_  
E-mail \_\_\_\_\_ Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Full Names of All Other Residents:	Relationship to You	Date of Birth

How Many Pets Do You or Other Occupants Own? \_\_\_\_\_  
Kind of Pet, Breed, Weight and Age \_\_\_\_\_  
How Did You Hear About Our Property? \_\_\_\_\_

## RESIDENCE HISTORY

PRESENT ADDRESS \_\_\_\_\_  
Present Telephone \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
Present Landlord or Mortgage Co. \_\_\_\_\_ Telephone \_\_\_\_\_  
Monthly Payment \$ \_\_\_\_\_ Reason for Moving \_\_\_\_\_  
PREVIOUS ADDRESS \_\_\_\_\_  
Dates From \_\_\_\_\_ To \_\_\_\_\_  
Previous Landlord or Mortgage Co. \_\_\_\_\_ Telephone \_\_\_\_\_  
Monthly Payment \$ \_\_\_\_\_ Reason for Moving \_\_\_\_\_

## EMPLOYMENT INFORMATION

PRESENT EMPLOYER \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
Employer's Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_  
PREVIOUS EMPLOYER \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
Employer's Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Position \_\_\_\_\_ Supervisor \_\_\_\_\_  
CO-APPLICANT'S EMPLOYER \_\_\_\_\_ Dates From \_\_\_\_\_ To \_\_\_\_\_  
Employer's Address \_\_\_\_\_ Telephone \_\_\_\_\_  
Position \_\_\_\_\_ Supervisor \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_

## BANKING AND CREDIT REFERENCES

BANK NAME & BRANCH \_\_\_\_\_ Telephone \_\_\_\_\_  
 Checking Acct. No. \_\_\_\_\_ Savings Acct. No. \_\_\_\_\_  
 Loan Acct. No. \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

CREDIT REFERENCE \_\_\_\_\_ Telephone \_\_\_\_\_  
 Address \_\_\_\_\_ Account No. \_\_\_\_\_

CREDIT REFERENCE \_\_\_\_\_ Telephone \_\_\_\_\_  
 Address \_\_\_\_\_ Account No. \_\_\_\_\_

OTHER REFERENCE \_\_\_\_\_  
 Address \_\_\_\_\_

## OTHER INFORMATION

TOTAL NUMBER OF VEHICLES (including Company Vehicles) \_\_\_\_\_

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No./State \_\_\_\_\_  
 Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No./State \_\_\_\_\_  
 Other Car, Motorcycle, etc. \_\_\_\_\_

Total Gross Monthly Household Income \$ \_\_\_\_\_

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, etc.) who we could 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 \$ \_\_\_\_\_ Per \_\_\_\_\_ Source \_\_\_\_\_ Telephone \_\_\_\_\_  
 Amount \$ \_\_\_\_\_ Per \_\_\_\_\_ Source \_\_\_\_\_ Telephone \_\_\_\_\_

Comments: \_\_\_\_\_

HAVE YOU OR CO-APPLICANT EVER: Been sued for non-payment of rent?  Yes  No  
 Been evicted or asked to move out?  Yes  No Broken a Rental Agreement or Lease?  Yes  No  
 Been sued for damage to rental property?  Yes  No Declared Bankruptcy?  Yes  No

In Case of Personal Emergency, Notify \_\_\_\_\_ Relationship \_\_\_\_\_  
 Address \_\_\_\_\_ Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

*I hereby make application for an apartment and certify that this information is correct. I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit reporting agency, which will appear as an inquiry on my file.*

APPLICANT'S SIGNATURE \_\_\_\_\_  
 CO-APPLICANT \_\_\_\_\_  
 DATE SIGNED \_\_\_\_\_

### FOR OFFICE USE ONLY — DO NOT WRITE BELOW

Date Application Received \_\_\_\_\_ Received By \_\_\_\_\_

REFERENCE VERIFICATION	REMARKS
<input type="checkbox"/> Present Landlord	
<input checked="" type="checkbox"/> Previous Landlord	
<input type="checkbox"/> Employment	
<input type="checkbox"/> Previous Employ.-	
<input type="checkbox"/> Co-Applicant Employ.	
<input type="checkbox"/> Bank	
<input type="checkbox"/> Credit (1)	
<input type="checkbox"/> Credit (2)	
<input type="checkbox"/> Credit (3)	
<input type="checkbox"/> Other	

RECORD OF PAYMENTS RECEIVED		
Date	Description	Amount

THIS APPLICATION:  Approved  Not Approved

Date \_\_\_\_\_  
 By \_\_\_\_\_  
 Assigned to Apt. No. \_\_\_\_\_ Rent \$ \_\_\_\_\_  
 Apartment Address \_\_\_\_\_  
 Applicant Notified By \_\_\_\_\_  
 Anticipated Move-In Date \_\_\_\_\_



## Rules and Regulations

Owner/Management doesn't allow illegal drugs of any kind on any of their properties. Please see addendum for Crime Free Housing.

Owner/Management has the right to send a maintenance person into the property at anytime without the resident being present.

Residents agree that **NO KEROSENE HEATERS ARE ALLOWED ON THE PREMISES** and no flammable liquids will be stored on the premises. Finding such flammable liquids is a violation of your lease.

Owner/Management will not be responsible for having pilot lights lit at anytime during the lease term of the resident.

Abandoned vehicles (vehicles without a current license tag, inspection sticker, or one or more flat tires) will be removed by owner/management at the expense of the residents. Residents agree that the owner/management is not responsible for vehicles they own or vehicles of guest of the residence.

Residents will keep all noise, talking, television, stereo, etc to a minimum. Any noise that can be heard outside the resident's space will be termed as excessive. Residents are responsible for the acts and behavior of all visitors and guest of the residence.

Residents **MUST GIVE A 30 DAY WRITTEN NOTICE TO VACATE RESIDENCE AND AGREES TO ALLOW APARTMENT/PROPERTY TO BE SHOWN TO PROSPECTIVE TENENTS BEYWEEN 8am AND 7pm AFTER SUCH NOTICE IS GIVEN.**

Payment of rent may be made by personal check, money order or certified bank check. If rent payment is made by a personal check and for any reason the bank returns the check we reserve the right to require payment by money order, or a certified bank check. Residents will be required to pay a \$25.00 service charge for any return checks.

Residents agree to park only in designated area or on a public road. No parking on grass is permitted.

Tenants are responsible for maintaining the yard/lawn and general upkeep of the property. This includes but is not limited to mowing, weeding, raking and trimming.

Service calls are to be made as early in the day as possible to allow maintenance personnel to respond.

Our Office hours are Monday, Tuesday, Thursday, and Friday from 9:00 am to 5:00pm. The Office is closed on Wednesday. The Office number is 704-871-0998.

Rent payment is to be mailed to the management company Parks Deter Property Management, Services Inc. at P.O. Box 32, Statesville, NC 28687 to arrive by the first (1<sup>st</sup>) day of the month. Rent is considered to be late after the 5<sup>th</sup> day of the month. A late fee of five percent (5%) or \$15.00 WHICH EVER IS GREATER will automatically be added to the rent on the 6<sup>th</sup> day and LEGAL ACTION WILL BE TAKEN. There will be NO EXCEPTIONS to this policy.

We require that you take out rental insurance on your personal possessions. The owner's policy insures their buildings but not your personal property.

Smoke and CO2 detectors should be inspected annually. Tenants agree to keep fresh batteries in the smoke detectors and report any malfunctions to the owner/management in writing immediately.

Tenant is responsible for repairs of any broken or cracked windows during their tenancy.

**WRITTEN PERMISSION IS REQUIRED FOR ALL PETS.**

\*\*\*There is a non refundable pet fee, and rent is adjusted for leases with pets\*\*\*

Owner/Management does not allow waterbeds or fish tanks.

In the event of cold weather it is the responsibility of the tenants to leave the heat turned on and water dripping. The tenant is responsible for the cost of repairs to frozen pipes.

Tenant will be responsible to pay for any plumbing service calls and/or repairs if the problem is due to clogged drains resulting from toilet paper, hair, soap, or any other tenant related item.

Any resident acquiring a roommate must have prior approval from owner/management. Your roommate will be required to have an approved application on file and remit a \$75.00 non refundable roommate fee.

Residents are responsible for keeping the area and yard around their home free of trash and debris. For city residents, trash cans are provided, if you are in the county, you are responsible for trash disposal. The tenant is required to roll trash can back after it has been picked up.

All repairs caused by tenants negligent will be billed to tenant and due within 5 days.

Each unit has been sprayed for bugs prior to tenant moving in. It is the tenant's responsibility to take care of problems which arise from ants, roaches, bugs and etc. The tenant should take all precautions not to leave food out to attract bugs. The tenant may need to use a professional pest control to eradicate bugs.

I understand these rules and regulations are a part of my lease and agree to them.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## CRIME FREE LEASE ADDENDUM

PROPERTY ADDRESS: \_\_\_\_\_

TENANT: \_\_\_\_\_

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Agent for Landlord/Owner and Tenant/Residents agree to the following:

- Resident, any member of the resident's household, guest or other person under the Resident's Control, shall not engage in any **criminal activity, including drug related Criminal activity** on or near the said rental property or complex. "Drug related activity" means the illegal manufacture, sale, distribution, use or possession with the intent of manufacture, sells, distributes or use of a controlled substance.
- Resident, any member of the resident's household, guest or other person under the Resident's control, shall not engage in any act intended to facilitate a criminal or criminal activity including drug related criminal activity on or near the said rental property or complex.
- Resident, any member of the resident's household, guest or other person under the Resident's control will not be permitted to use the dwelling or unit to be used for or to facilitate criminal acts including any drug related criminal activity regardless of or whether the individual engaging in such activity is a member of the household or a guest on or near the said rental property or complex.
- Resident, any member of the resident's household or a guest or other person under the Resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance, at any location of the rental property whether on or near the property or said rental property or complex.

**CONTINUED CRIME FREE LEASE ADDENDUM**

- Resident, any member of the resident's household or a guest or other person under the Resident's control shall not engage in any type of illegal activity including Prostitution, No Criminal Street gang activity, NO threatening or intimidating, or battery, including but not limited to the unlawful discharge of firearms on or near the rental property or complex, or any breach of the landlord, his Agent – (PARKS DETER PROPERTY MANAGEMENT SERVICES, INC.) or any other tenant or the tenants other guest or involving imminent or actual serious damage to the rental property.
- Violation of ANY of the above provisions shall be a material and irreparable violation of the lease agreement and good cause for immediate termination of the tenancy. A single violation of ANY of the provisions of this added Crime Free Lease Addendum Shall be deemed a serious violation and a material and irreparable noncompliance signing this addendum that a single violation shall be good cause for immediate Termination of the Original Rental Lease Agreement. It is understood that by of the Original Rental Lease Agreement and this Crime Free Lease Addendum. Unless otherwise provided by law, proof of violation shall not require a criminal Conviction but shall be by a Preponderance of the evidence.
- In case of a conflict between provisions of this Crime Free Lease Addendum and other provisions of the Original Rental Lease Agreement the provisions of the Crime Free Lease Addendum shall govern.
- This Crime Free Lease Addendum is incorporated and made apart of the Original Rental Lease Agreement executed or renewed this day between the Agent – (PARKS DETER PROPERTY MANAGEMENT SERVICES, INC.) for the Owner and the Resident.

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date

PARKS DETER PROPERTY MANAGEMENT SERVICES, INC.

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date



## Authorization To Release Information

I/We hereby authorize you to release to Parks Deter Property Management Services, Inc any and all information that they may require for the purpose of a credit transaction or loan transfer. This document may be reproduced to acquire references from more than one source.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Social Security #

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Social Security #

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date