

# Kohler Management, LLC

P.O. Box 820, Richmond, VA 23218, Phone 804.921-1456  
Kohler.Mgt.LLC@Gmail.com

## Rental Application

\*INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED, PLEASE PRINT CLEARLY

\*\* REQUIRED SECURITY DEPOSIT OF 1 MONTHS RENT

Applicant (Name) \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Social Security # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Driver's Lic # \_\_\_\_\_

Current Address & Landlord Contact: \_\_\_\_\_

Student? \_\_\_\_ EXPECTED DATE OF GRADUATION \_\_\_\_\_ MAJOR \_\_\_\_\_

TO THE APPLICANT: We thank you for your application. Please help us promptly process your application by clearly completing the required information.

Date of application \_\_\_\_\_ Desired Move-In Date \_\_\_\_\_

Type and Size of Unit Wanted (No. of Bedrooms, etc) \_\_\_\_\_

Email: \_\_\_\_\_

Full Names of Future Roommates	Relationship to You	Date of Birth

### Guarantor Personal Information:

Guarantor Name: \_\_\_\_\_

Guarantor Social Security No: \_\_\_\_\_ -- \_\_\_\_\_ -- \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Guarantor Home Address \_\_\_\_\_

Guarantor City, State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_ Work Phone ( ) \_\_\_\_\_ ext: \_\_\_\_\_

Guarantors email: \_\_\_\_\_

Cellular Phone ( ) \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

### Guarantor Employment:

Employer \_\_\_\_\_ Position \_\_\_\_\_

Employer's Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_ Dates employed/From: \_\_\_\_/\_\_\_\_/\_\_\_\_ To: \_\_\_\_/\_\_\_\_/\_\_\_\_

Supervisor \_\_\_\_\_ Work Phone ( ) \_\_\_\_\_

**\$70.00 non-refundable application fee, payable by money order or cashier's check only**

**Tenant References:**

1. Current Landlord \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

2. Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

**Guarantor Personal Reference (family)**

3. Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

4. Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

**Guarantor Professional Reference (work related, neighbor etc.)**

Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_  
Address \_\_\_\_\_  
City, State \_\_\_\_\_ Zip \_\_\_\_\_

**Guarantor Credit Reference:**

Bank name- \_\_\_\_\_  
Drivers license number \_\_\_\_\_ State \_\_\_\_\_ Expires \_\_\_\_\_

**Have you or Guarantor ever:** Been sued for non-payment of rent? \_\_\_\_ Been evicted or asked to move out? \_\_\_\_

Broken a Rental agreement or Lease? \_\_\_\_ Been sued for damage of rental property? \_\_\_\_ Declared Bankruptcy? \_\_\_\_

Other than guarantor, in case of emergency, notify \_\_\_\_\_  
Relationship \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Home Phone ( ) \_\_\_\_\_ Work Phone ( ) \_\_\_\_\_

I hereby apply to lease the above premises on substantially the terms set forth herein. As an inducement to Kohler Management to accept this application, I warrant that all statements contained herein are true. I have been advised and understand that residency is subject to qualification.

I hereby tender \$ \_\_\_\_\_ as a non-refundable application fee. In addition I hereby deposit \$ \_\_\_\_\_ as an earnest deposit to be refunded within 10 business days if this application is not approved accepted. I hereby waive any claim to damages by reason of non-acceptance. When so approved and accepted, I agree to execute a lease agreement before possession is delivered and to pay the balance of the security and other move in costs. ONCE APROVED, IF I FAIL TO TAKE POSSESSION OF APARTMENT, DEPOSIT WILL BE USED AS LIQUIDATION DAMAGE. By execution of this application, I hereby authorize Kohler Management to make such investigations into my credit history, as they deem appropriate.

Applicant \_\_\_\_\_ DATE \_\_\_\_\_

Guarantor \_\_\_\_\_ DATE \_\_\_\_\_

OFFICE USE ONLY

<input type="checkbox"/> Approved <input type="checkbox"/> Not Approved    Date Application Received _____ If Not Approved, Indicate Reason (s) <input type="checkbox"/> Unfavorable Credit <input type="checkbox"/> Unfavorable Employment Reference <input type="checkbox"/> Unfavorable Report from Landlord <input type="checkbox"/> Other (Specify): _____ If Approved, Applicant Notified via: <input type="checkbox"/> Telephone <input type="checkbox"/> Letter or Form <input type="checkbox"/> In Person <input type="checkbox"/> Fax <input type="checkbox"/> Email REFERENCE VERIFICATION <input type="checkbox"/> CREDIT <input type="checkbox"/> EMPLOYMENT <input type="checkbox"/> PERSONAL COMMENTS: _____
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**GUARANTY**

At the request of the Lessee(s) and as an inducement to the Lessor to enter into the above Lease Agreement, the undersigned ("Guarantor(s)") hereby jointly and severally guarantee that the Lessee(s) shall make all payments required and shall perform all obligations required under the provisions of said Lease Agreement. In the event Lessee(s) shall not make all payments as required or perform all obligations as set forth in the Lease Agreement, then the Guarantor(s) hold themselves bound and primarily liable with or without notice of the Lessee(s)' default for such payments and other obligations of Lessee(s). Guarantors jointly and severally promise to pay the same upon demand whether or not the Lessor has exhausted his remedies against the Lessee(s). It is expressly agreed that the Guarantor(s), while agreeing to be bound by all terms and conditions of the Lease Agreement, specifically and irrevocably waive all possessory rights to the Premises for the entire term of the Lease, including any and all extensions thereto. In the event that the Lease Agreement is renewed either automatically through operation of the Lease Agreement (see Paragraph 7) or by any other explicit agreement to renew, the Guarantor(s) remain liable for all Lease provisions throughout the extended terms of the Lease.

\_\_\_\_\_(SEAL)  
 Guarantor Print

\_\_\_\_\_(SEAL)  
 Guarantor Sign

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Complete Home Address

(\_\_\_\_\_) \_\_\_\_\_  
 Area Code/Home Phone Number

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_, by \_\_\_\_\_, who is either personally known to me or has produced satisfactory evidence of his/her identity.

\_\_\_\_\_  
 Notary Public

My Commission Expires: \_\_\_\_\_.

My Registration No.: \_\_\_\_\_.