

*****IMPORTANT / IMPORTANTE*****

*****PLEASE READ BEFORE COMPLETING AND/OR SUBMITTING RENTAL APPLICATIONS*****

POR FAVOR LEA ANTES DE COMPLETAR Y / O ENVIAR SOLICITUDES DE ALQUILER

Huey Real Estate Company uses an applicant screening program called TenantPI to process all rental applications for our available rental properties.

This program provides us with VERY detailed information, including all addresses associated with the applicant's Name, Date of Birth and/or Social Security Number, as well as the months/years that the applicant lived at the address.

In addition, it lists the ACTUAL OWNER of these addresses, as well as actual contact information for the Property Owner of that property, per ownership records at the Register of Deeds. This includes ALL COUNTIES AND ALL STATES.

WE DO CONTACT EACH ACTUAL PROPERTY OWNER FOR THE ADDRESSES THAT ARE LISTED ON THE REPORT.

ANY APPLICANT WHO PROVIDES US WITH ANY FALSE INFORMATION ON THEIR RENTAL APPLICATION WILL BE AUTOMATICALLY DENIED.

PLEASE DO NOT WASTE OUR TIME OR YOURS BY SUBMITTING APPLICATIONS WITH FALSE INFORMATION PROVIDED. YOU WILL BE DENIED AND ALL APPLICATION FEES ARE NON-REFUNDABLE.

Thank you.

Huey Real Estate Company utiliza un programa de selección de solicitantes llamado TenantPI para procesar todas las solicitudes de alquiler de nuestras propiedades de alquiler disponibles.

Este programa nos proporciona información MUY detallada, incluidas todas las direcciones asociadas con el nombre del solicitante, la fecha de nacimiento y / o el número de seguro social, así como los meses / años que el solicitante vivió en la dirección.

Además, enumera el PROPIETARIO REAL de estas direcciones, así como la información de contacto real del propietario de esa propiedad, según los registros de propiedad en el Registro de escrituras. Esto incluye TODOS LOS CONDADOS Y TODOS LOS ESTADOS.

CONTACTAMOS A CADA PROPIETARIO REAL PARA OBTENER LAS DIRECCIONES QUE SE INDICAN EN EL INFORME.

CUALQUIER SOLICITANTE QUE NOS PROPORCIONE CUALQUIER INFORMACIÓN FALSA EN SU SOLICITUD DE ALQUILER SERÁ NEGADA AUTOMÁTICAMENTE.

POR FAVOR, NO PIERDA NUESTRO TIEMPO O EL SUYO EN ENVIAR SOLICITUDES CON INFORMACIÓN FALSA PROPORCIONADA. SERÁ NEGADO Y TODAS LAS TARIFAS DE SOLICITUD NO SON REEMBOLSABLES.

Rental Application Guidelines & Requirements

The approval of your rental application is subject to (but not limited to) the following guidelines. These rates and guidelines are subject to change.

Applicants/Occupants:

Applicants: Each individual over 18 years of age will be required to complete an application and qualify to meet all terms of the lease.

Occupants: Any individuals under the age of 18. Any individual should be considered an occupant if they are to reside in the property more than 14 consecutive days or more than 14 days in any 60 day period.

Income:

Verifiable monthly income of at least two and a half (2.5)** times the monthly rental rate.

**Income requirements may vary by property.

Acceptable verification includes: At least two of most recent pay stubs, most recent W2, or an offer letter on the corporate letterhead of the current/future employer. ***Should the Applicant turn in a letter of any kind as proof of income, the letter must be from a verified business owner/corporation. Self-employed Applicants may use their most recent 1099, IRS tax return or quarterly filing. Students may submit proof of loans, grants, or financial aid from the lender or educational institution. If the Applicant receives government benefits, settlement payments or financial/living assistance including, but not limited to: Social Security, Disability, Housing Assistance (Section 8), Alimony, Retirement, Pensions, Royalties, Farm or Investment Property Income, Child Support, Food Stamps, Veteran's Affairs (VA) Benefits, Native American/Alaska Native Distributions, etc. Applicants will be required to provide proof of such income.

***Letters from business owners/corporations stating that the Applicant works "under the table" will NOT be considered as proof of income

Rental History:

Current and previous (at least 4 years) rental/mortgage information and history with on-time payment history, sufficient notice to vacate given, and no balance owed for rent or damages. Family members and/or friends should not be used as rental references/landlords. Evictions or Judgements for Money Owed in the last three years will result in automatic application denial. Any false information given regarding current or previous rental history will result in automatic application denial.

Lease Guarantor:

A co-signer may be considered for Applicants with no rental history in some cases.

Criminal Background:

A Nationwide Criminal background/Address History will be run for each Applicant using the TenantPI screening program. Applicant's Full Name, Date of Birth, Social Security Number and/or Alien Identification Number is REQUIRED to process this report. Each **household** will be charged a non-refundable application fee to run this report. ****An Applicant may be automatically denied for any felony conviction, misdemeanor, violent crime, sex crime or drug charge within the past ten (10) years.

****Criminal background requirements may vary by property.

Occupancy Standards:

Two (2) persons per bedroom. There may be one additional per household under the age of three years old.

Non U.S. Citizen:

Applicants that are not U.S. citizens can apply for or retrieve their I-94 admission number/record (proof of legal visitor status). A traveler lawfully admitted into the U.S. may print their lawful record of admission (I-94 form) as well as their U.S. arrival and departure history for the past 5 years from the U.S. Customs and Border Protection website. (www.cbp.gov)

Pets:

Allowance of pets will require a non-refundable pet deposit. Allowance of pets will vary by property owner, location and type. Some properties do not allow "aggressive breeds", cats, pets that require tanks of water, pets that exceed a certain weight at maturity. Some properties do not allow pets at all. By law, Certified Service Animals are permitted for any property, even if the property has been described as not allowing pets. Proof of Certification will be required.

Security Deposit:

Your security deposit must be paid in full prior to gaining possession of the property. We do not accept or hold security deposit monies until AFTER a rental application has been approved. Prior to gaining possession/occupancy of a property, approved Applicants must sign all lease documents, pay the security deposit and/or pet deposit IN FULL, as well as up to one and one half month's rent. If Applicant gains possession of a property after the 1st day of any month, the first month's rent will be calculated on a pro-rata basis.

Application Fee: \$ 40.00 (1-3 Applicants)

Non Refundable Pet Fee: \$ 200.00 - \$ 250.00 Fee not applicable for Service Animals

HUEY REAL ESTATE CO., INC.
(336) 227-0167

RENTAL PROPERTY APPLICATION

Property Address: _____ **Date:** _____ **Application Fee:** _____

**PHOTO IDENTIFICATION & SOCIAL SECURITY NUMBER IS REQUIRED
FOR ALL INDIVIDUALS 18 AND OVER**

Applicant Name (First, middle, last)	Maiden Name	SS#	Date of Birth
Current Address	Rent Own Live w/family	Phone Number	Work Phone
City	State	Zip Code	Apartment Number
Move In Date?	Email	Driver's License #	State of Issue

Current Landlord/Apartment Name	Phone Number	Monthly Rent Amount
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Previous Address	Rent Own Live w/family	How long at Previous Address?	Monthly Rent
Previous Landlord/Apartment Name	City	State Zip Code	Phone Number

Previous Address	Rent Own Live w/family	How long at Previous Address?	Monthly Rent
Previous Landlord/Apartment Name	City	State Zip Code	Phone Number

Current Occupation	Gross Income	Pay Period Weekly Biweekly Other
Current Employer	Address	Phone Number
How long have you worked there?	Supervisor Name	Department
Past Employer (if less than 3 months at current job)	How long did you work there?	Gross Income

Additional Income (Describe Source)	Monthly Amount
Additional Income (Describe Source)	Monthly Amount

*****ANY FALSE INFORMATION GIVEN WILL RESULT IN IMMEDIATE APPLICATION DENIAL*****

1	Has any civil judgment been entered against you for the collection of debt in the past 10 years?	Y	N
2	Do you have or intend to have any pets in the rental unit?	Y	N
3	Have you filed for bankruptcy in the past 10 years?	Y	N
4	Have you ever been convicted of a sexual offense?	Y	N
5	Have you ever been evicted for any reason?	Y	N
6	Have you ever been convicted for possession, use or sale of illegal substances?	Y	N
7	Have you ever been convicted of a misdemeanor?	Y	N
8	If yes, explain...		
9	Have you ever been convicted of a felony?	Y	N
10	If yes, explain...		

LIST ALL OTHER OCCUPANTS WHO WILL RESIDE IN THE RENTAL PROPERTY:
 (All occupants 18 and over must fill out a separate application)

FULL NAME	DATE OF BIRTH	RELATIONSHIP
1		
2		
3		
4		
5		

Pursuant to Fair Housing Laws, the management shall neither refuse to rent or lease to any person because of race, color, creed, religion, national origin, ancestry, handicaps or familial status of the applicant nor discriminate in the terms offered or the services rendered. Management is not responsible for loss by fire, theft, smoke or water. The undersigned warrants and represents that all statements herein are true and permits verification. Should it be determined prior to or at any time during tenancy that information given was false, landlord reserves the right to terminate said tenancy immediately. This application and application fee are taken subject to previous applications. I hereby give permission to photocopy my driver's license. I hereby give permission to obtain information on my credit, rental history, criminal history, income verification, now or in the future for the purpose of this application or for enforcing the provisions of any future lease with Huey Real Estate, which include, but are not limited to, the collection of rent and any other balances due. If any of your information changes over time, please be sure to contact the office so we can always have the most current contact information in order to keep you informed of important information regarding your tenancy and the property. By signing this form below, you authorize and give Huey Real Estate permission to process this application under the terms stated above.

Applicant Signature _____ Date _____