

email this form to: tom@valistings.com
Please use the property address in the subject line

(703)930-6910

RENTER OFFER FORM

This form is intended to gather basic tenant qualifications, move in dates, first-term lease duration and long term outlook ahead of formal screening. There is no costs to submit this form. *This form **is not** a formal **Application** or binding contract to rent. It is unlawful to discriminate against all classes protected by the laws of any applicable local jurisdiction.

If this form does not appear fillable, save it and re-open with your browser or Adobe

RENTER'S PROPOSAL Enter children in other occupant section

_____ (RENTER 1”) and _____ (“RENTER 2”) propose to lease the property known as _____ (the “Premises”), for _____ (years or months) beginning , _____ (date) for the monthly rent of \$ _____ payable in advance on the first day of each month.

This lease *may* be extendable beyond the initial term. Ideally, how long would you like to lease this property? _____ (years or months)

ABOUT DEPOSITS

*No deposits are due at this time. This information is intended to help you understand what deposits are expected.

DEPOSIT: This is sometimes referred to as the EMD (earnest money deposit) and required to be paid in advance if you are selected and approved to enter into a lease agreement for this property. The Deposit (EMD) amount is equal to one months' rent and will be held by Samson Properties. Once an agreement is signed by the Parties, this payment will be credited to the Landlord **as the first month of rent**. Funds received by escrow agent, Samson Properties will be deposited no later than three (3) days after Application/screening has been approved. Certified funds are required.

SECURITY DEPOSIT: This payment is refundable and will be held by the Landlord as security for the term of the lease. Again, this amount is typically equal to one month's rent but in some cases be as high as two months. These funds will be collected by the time of occupancy. Personal checks are acceptable forms of payment. See more about security deposits here: § 55.1-1226. Security deposits

RENTER'S AGENT INFORMATION

Name _____ Firm _____ Phone _____ Email _____

If you are unrepresented by an agent check here ☐

BROKERAGE DISCLOSURE

You acknowledge with your initials that in this real estate leasing transaction, the Listing Broker, Samson Properties, and Tom Saporito, represent the Landlord.

Renter(s) Initials _____ / _____

RENTER 1**RENTER 2**

Full Name _____

Current Street Address _____

City _____ State _____ Zip _____

From: _____ To: _____ \$ _____
 Dates of Occupancy Rent ☐ Mortgage ☐

email _____

phone _____

Reason for Moving _____

EMPLOYMENT 1

Company Name _____

Position _____ From: _____ To: _____
 Dates of Employment

\$ _____ /year

Location/City _____

ADDITIONAL INCOME

\$ _____ /year

Source _____

Full Name _____

Current Street Address _____

City _____ State _____ Zip _____

From: _____ To: _____ \$ _____
 Dates of Occupancy Rent ☐ Mortgage ☐

email _____

phone _____

Reason for Moving _____

EMPLOYMENT 2

Company Name _____

Position _____ From: _____ To: _____
 Dates of Employment

\$ _____ /year

Location/City _____

ADDITIONAL INCOME

\$ _____ /year

Source _____

DEBTS Monthly Payment

Car _____

Credit Card or loan _____

Credit Card or loan _____

DEBTS Monthly Payment

Car _____

Credit Card or loan _____

Credit Card or loan _____

RENTER 1**RENTER 2**

- | | | |
|---|--|--|
| 1. Have you ever filed for bankruptcy? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Have you ever been evicted? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Do you have any judgments? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Have you had a foreclosure? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Are you party to a lawsuit? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6. Do you pay alimony or child support? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 7. Are you a co-signer for a loan or another lease? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 8. Are you a Diplomat? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 9. Are you entitled to diplomatic immunity? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 10. Do you smoke? | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

What is your credit score?

Is there additional information you would like us to know?

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Do you have any animals?

TYPE	BREED	AGE	WEIGHT	M/F	NEUTURED

Do you have any vehicles?

MAKE	MODEL	STATE	YEAR

OTHER OCCUPANTS OF THE PREMISES

FIRST NAME	LAST NAME	AGE	RELATIONSHIP

IMPORTANT TO UNDERSTAND:

1. This is not an Application. This form and is intended to gather the basic information and demonstrate your offer and intent, **You may choose to forgo this step and complete a full application for a non-refundable fee.**
2. Each adult occupant, and each pet are subject to acceptance and approval by Landlord.
3. Listing Broker is obligated to present all Applications to Landlord until a lease is signed.
4. Landlord and Listing Broker may rescind acceptance and resume marketing the Premises at any time until a lease is signed.
5. Proof of current income will be required if you are selected to apply. Income proof may include:
 - a. Latest Pay Statements/Stubs
 - b. Form W-2 for hourly or weekly pay persons
 - c. Form 1040 and Schedule C (if applicable) of self-employed or persons with tip income
 - d. Copy of LES and orders for military
6. Willful misrepresentation may be grounds for invalidating a lease.
7. At the time of Application you must present valid photo identification or two (2) forms of ID before signing the lease.
8. Tenants are responsible for obtaining property and liability insurance (Renter's Insurance) and assuming utility accounts where required before occupying the Premises.
9. Any move-in fees and utility deposits are the responsibility of Tenants.
10. Only those persons listed on your application are to live in the Premises.
11. The Premises is not to be used for business except with full knowledge and consent of Landlord and in conformity with all applicable laws and regulations.
12. You have no leasehold interest until a lease is signed.
13. Occupancy is subject to possession being delivered by the present occupant.

<div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 10px;"> RENTER 1 Signature Date </div>	<div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 10px;"> RENTER 2 Signature Date </div>
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