



Rental Application

Property Address: _____

Today's Date: _____

Desired Move-In Date: _____

Important Note: Please complete the application in full. Incomplete applications will not be considered.

Primary Applicant Info

Name:	_____	Email:	_____
SSN:	_____	Driver's License:	_____
Date of Birth:	_____	Phone Number:	_____
Credit Score:	_____	Smoke?	Yes _____ No _____

Co-Applicant Info

Name:	_____	Relationship:	_____
SSN:	_____	Driver's License:	_____
Date of Birth:	_____	Phone Number:	_____
Credit Score:	_____	Smoke?	Yes _____ No _____

Others who will be living here (Use additional paper if needed)

Name:	_____	Relationship:	_____
Name:	_____	Relationship:	_____
Name:	_____	Relationship:	_____
Name:	_____	Relationship:	_____
Emergency Contact:	_____	Phone:	_____
Does anyone smoke? Yes _____ No _____		Do you have pets? Yes _____ No _____	
How many pets? _____		List type of pets	_____
If pets includes dogs, please provide weight and breed:	_____		_____

Rental History (Please include all addresses you have lived at for the past 5 years. Use additional paper if needed.)

Current Address:	_____	City, State, Zip:	_____
Landlord Name:	_____	Landlord Phone:	_____
Start and End Date:	_____	Monthly Rent:	_____
Reason for Moving:	_____		

Previous Address:	_____	City, State, Zip:	_____
Landlord Name:	_____	Landlord Phone:	_____
Start and End Date:	_____	Monthly Rent:	_____
Reason for Moving:	_____		

Previous Address:	_____	City, State, Zip:	_____
Landlord Name:	_____	Landlord Phone:	_____
Start and End Date:	_____	Monthly Rent:	_____
Reason for Moving:	_____		

Applicant Employment History

Current Employer: _____ Employer Phone: _____
Employer City/State: _____ Supervisor Name: _____
Hire Date: _____ Gross Mo. Income: _____

Co-Applicant Employment History

Current Employer: _____ Employer Phone: _____
Employer City/State: _____ Supervisor Name: _____
Hire Date: _____ Gross Mo. Income: _____

Additional Income

Income Source: _____ Gross Mo. Income: _____

Bank Information

Checking Acct: Yes _____ No _____ Bank Name: _____
Savings Acct: Yes _____ No _____ Bank Name: _____

Automobile Information

Make: _____ Model: _____ Year: _____ License Plate No.: _____
Make: _____ Model: _____ Year: _____ License Plate No.: _____

Personal References

Name: _____ Relationship: _____ Phone: _____
Name: _____ Relationship: _____ Phone: _____
Name: _____ Relationship: _____ Phone: _____

Additional Information

How did you learn about this vacancy? _____ How long do you expect to live here? _____
Have you ever been convicted of a crime? Yes ___ No ___ Describe: _____
Have you ever been evicted, filed bankruptcy, or had a judgement filed against you? Yes ___ No ___
If yes, please explain: _____
Do you have the ability to pay the first month's rent and security deposit today if approved? Yes ___ No ___
Please tell us why we should we rent to you? _____

Additional comments or explanations (optional)? _____

I represent that the information provided in this application is true, complete, and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction. I understand that the information provided might be used by Landlord to determine whether to accept this application and the information may be used indefinitely. I authorize Landlord to verify all the information provided in this application. I authorize the Landlord to obtain a current credit report and background check. I understand that this application is not a rental agreement and that this application does not create any obligation on the Landlord.

Print Name: _____ Signature: _____
Print Name: _____ Signature: _____

Mission Statement and Rental Criteria

Thank you for your interest in one of our properties! All properties are offered without regard to race, color, religion, national origin, sex, disability, or family status.

We are committed to providing our tenants and our community with quality homes and exceptional service. We take great pride in offering clean, quality homes, at competitive prices. We strive to return all phone calls or texts within 24 hours (usually within the hour), and complete all maintenance issues and repairs quickly and efficiently. We want you and your family to be proud of your home and we will always strive to improve the aesthetic look of any property that we own.

Please find below our rental criteria requirements to qualify to rent a home:

- Must be willing to sign a minimum 12 month lease. Preference given to candidates who wish to sign an extended month lease of 24+ months.
- Total gross monthly income must be a minimum of 3X the monthly rent. (Overtime and child support may be considered if documentation can be provided showing regular consistency for the past 12 months.) 2.5X the monthly rent may be considered with higher credit score and all other information is satisfactory.
- No evictions in the past 10 years.
- No felony convictions in the past 10 years. No sex offenses or crimes against other persons. Other convictions are evaluated based on the charge and length of time since the charge.
- No unpaid balances with prior landlords and no active collection accounts or tax liens.
- Must have a minimum credit score of 600. If credit score is below 600 and applicant qualifies in all other areas, application may be approved with increased security deposit and/or co-signer at Landlord's sole discretion.
- Must be able to furnish acceptable proof of the required income. 12+ months employment with current employer preferred. (Self-employed applicants must provide most recent tax returns for income verification.)
- Must be able to provide a minimum of 12 months valid, verifiable, and positive rental history with no derogatory remarks. Valid rental history is a written lease or month-to-month agreement.
- Must have good housekeeping, payment, and maintenance references from all previous Landlords.
- A satisfactory background check is required of all applicants, including eviction and criminal records searches.
- A valid driver's license or government issued photo ID is required of all applicants.
- All occupants (adults and children) must be listed on the application. Individuals residing in the home for more than 14 days must have Landlord's prior written approval.
- Total occupancy is limited to 2 people per bedroom.
- A maximum of 2 pets are allowed. No cats. Additional pet fees are required.
- **Please email completed application to philpotproperties@gmail.com.**