



TENANT APPLICATION

Welcome to Jennifer Martin Realty. We are happy you have chosen us for your new home. In order to complete the application process quickly, be sure to follow all of the necessary procedures. Make sure you fill out the application completely. Please do not leave anything blank. If it doesn't apply to you, mark the box N/A. We will need a completed application for each adult residing in the property.

1. We will be running credit checks. Please leave a copy of your driver's license with the completed application. (This is needed for all applicants).
2. Please make sure you include a \$100.00 application fee. (non-refundable). The application process will not start until the application fees are received. (Application fees MUST be paid in cashier's check or money order.)

If for any reason you choose not to move into the property you have applied for after acceptance of your application, you forfeit your deposits on hold. **NO EXCEPTIONS.** Fourteen days is the maximum amount of time a property can be held after the deposit is accepted.

QUALIFICATIONS FOR RENTAL APPLICATIONS: (some exceptions may apply)

CREDIT HISTORY:

1. No more than five negative accounts on your credit profile in the last 18 months.
2. No rent judgments in the last three years (unless paid in full and there have been no problems with residency since.)
3. Bankruptcy is OK as long as it has been discharged and credit has met the above two requirements since.

WORK HISTORY:

1. Minimum six months steady work history (a transfer from another state is OK).
2. Salary (before taxes) must be at least three times the monthly rental amount.
3. Income and employment dates must be verifiable. We must receive at least one month of payroll check stubs from your employer.

RENTAL HISTORY:

1. No skips or evictions for the past three years, whether verified by credit reports or by previous landlords, will be accepted.
2. Previous landlord will be called. You may be required to produce a minimum of three months of rent receipts or canceled checks.

SECURITY DEPOSITS: Listed below are the deposits required PRIOR to move in.

1. \$350.00 per pet deposit if applicable (partial- refundable)
2. \$100.00 tenant administration fee (non-refundable)
3. \$200.00 NON Refundable Cleaning Fee.

- 4. \$500.00 Security Deposit- Unless otherwise stated
- 5. \$100.00 Key deposit- (Refundable) per set of keys- cards clickers- MAX (\$200.00)

CO-SIGNERS:

Co-signers must meet all of the above criteria to be considered acceptable and must also sign the lease as a co-lessee.

NOTE: The property you have previewed will be rented to you in as-is condition unless you are given in writing a list of repairs, renovations, yard work or cleaning that will be done by Jennifer Martin Realty. I recognize that this rental application is subject to acceptance or rejection. I/We hereby state that the information set forth above is true and complete under penalty of perjury and authorize verification of the information and references given. I/We also authorize Jennifer Martin Realty to run any necessary credit checks. Should any statement made be misrepresented or false, all of the deposit will be retained as compensation to Jennifer Martin Realty for holding the rental off the market. If application is accepted and applicant does not sign lease within five (5) days after notification of approval, the deposit will be forfeited as liquidated damages in payment for holding the unit off the market. **NO EXCEPTIONS.** I understand that if after approval, I choose not to rent this property for any reason; I will forfeit the amount of deposit I have placed with Jennifer Martin Realty. **NO EXCEPTIONS.** My signature here gives permission for Jennifer Martin Realty to contact any of the listed references on this application for verification of this information or my character for rental purposes only. By signing below, I/we attest to the fact that we have read and accept this application, and that all of the statements included in this application are true and correct.

Application _____ Date _____

Co-Applicant _____ Date _____

This part intentionally left Blank.

Jennifer Martin Realty Rental Application

Property Address _____ Date _____ Rent \$ _____

Preferred Move in date _____ Preferred Lease term _____

Applicant Name _____ D.O.B _____ SSN # _____

Drivers License # _____ State _____

Co-Applicant Name _____ D.O.B _____ SSN # _____

Drivers License # _____ State _____

Number of Dependents _____ Ages _____ Current Rental Amount \$ _____

Current Address _____ City _____ State _____ Zip _____

How Long? _____ Phone # _____ Cell # _____ Email _____

Reason for leaving _____

Landlord/Owner Name _____ Phone # _____

Landlord Fax# _____

Previous Address _____ How long? _____

Landlord/Owner Name _____ Phone # _____

Landlord Fax# _____

Reason for leaving _____

Current Employer _____ Salary _____ Job Title _____

How Long? _____ Supervisor _____ Phone # _____

Previous Employer _____ Salary _____ Job Title _____

How Long? _____ Supervisor _____ Phone # _____

Co-Applicant Employer _____ Salary _____ Job Title _____

How Long? _____ Supervisor _____ Phone # _____

Previous Employer _____ Salary _____ Job Title _____

_____ Tenant Initials 3

How Long? _____ Supervisor _____ Phone # _____

Other sources of Income _____ Amount _____

Name of Bank _____ Account # _____

Copy of Current Photo ID Attached _____ Proof of Income _____ App Fee Attached _____

How did you find out about this property? _____

Are you working with a Realtor outside this office? ----- () No () Yes, Who _____

Do you plan to keep pets at this property? ----- () No () Yes, What Breed _____

Have you ever filed for bankruptcy? ----- () No () Yes, When _____

Have you ever been evicted from Tenancy ----- () No () Yes, When _____

Have you ever willfully or intentionally refused to pay rent when due? () No () Yes.

Nearest Relative NOT living with you _____ Relationship _____

Address _____

Phone # _____

Realtor Information

Name _____

Office _____

Address _____ **City** _____ **Zip** _____

Phone # _____ **Fax** _____ **Email** _____

License Number _____

Business Card

Staple Card



Application Accepted by _____.

Date _____

