RENTAL APPLICATION

Property: _____, unit or room _____ (the "Property").

Landlord: _____. Questions: _____.

Available on _____. Rent: $_____ a month. Expected security deposit: $_____. Lease term offered: _____.

Each adult who will live at the Property should complete and sign an application. Please answer every question, and write "none" where a question does not apply to you.

1. FEES AND DEPOSITS

Application or screening fee: $_____ per (check one) [ ] adult applicant [ ] household. It pays only for the cost of getting and reviewing information about you, and you will get a receipt. Fee if we rent to someone else: _____.

Holding deposit (after approval only, before the lease is signed): $_____. If you sign the lease, it is applied to your first month's rent or security deposit. If you decide not to rent: _____.

Note: several states ban or cap application fees, or require refunds, receipts and written notices before a fee is taken. Massachusetts and Vermont ban application fees, and New York caps check fees at $20. Check your state's rules before you charge one.

2. OUR SCREENING CRITERIA

We apply these written criteria the same way to every applicant. We check: (check all that apply) [ ] credit report [ ] eviction court records [ ] criminal conviction records [ ] identity [ ] current and past landlords [ ] employment and income [ ] personal references.

Screening company: _____, address and phone _____.

Income: household income should be at least _____ times the monthly rent. If a voucher or subsidy pays part of the rent, the test applies only to the part you pay. Minimum credit score (if any): _____.

Other reasons we may deny an application: _____. We may also deny an application that contains false or materially incomplete information. We consider only convictions, never arrests, and look at the nature of the offense, how long ago it happened and any evidence of rehabilitation.

We aim to give you a decision within _____ days after we receive a complete application.

3. ABOUT YOU

Full legal name: _____. Other names used in the last 7 years: _____.

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Date of birth: _____. Phone: _____. Email: _____.

Social Security number, ITIN or other government ID: _____. Driver's license or photo ID number and state: _____. Desired move-in date: _____.

4. CO-APPLICANTS AND OTHER OCCUPANTS

Co-applicant: _____, relationship _____, date of birth _____, phone _____, email _____.

Other occupants (name, relationship, 18 or older? yes or no): _____; _____; _____. Each occupant 18 or older must also complete an application.

5. WHERE YOU HAVE LIVED

Current address: _____, from _____ to _____. Rent, own or other: _____. Monthly payment: $_____. Landlord name and phone: _____. Reason for leaving: _____.

Previous address: _____, from _____ to _____. Landlord name and phone: _____. Reason for leaving: _____.

6. EMPLOYMENT AND INCOME

Current employer: _____. Position: _____. Supervisor name and phone: _____. Start date: _____. Gross monthly income: $_____.

Previous employer: _____, from _____ to _____.

Other income you want us to consider (source and monthly amount): _____.

7. REFERENCES, PETS AND VEHICLES

Personal reference (name, phone or email, how you know them): _____.

Emergency contact (name, phone, relationship): _____.

Pets (type, breed, weight, age): _____. An assistance animal that a person with a disability needs is not a pet, and pet rules and charges do not apply to it.

Vehicles (make, model, year, color, plate and state): _____.

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8. NOTICES TO APPLICANTS

We do not discriminate based on race, color, religion, sex, national origin, familial status or disability, or on any other basis protected by state or local law. We do not ask about disabilities. If you need a change in our rules or process because of a disability, tell us and we will consider your request.

If we deny your application, require a cosigner, ask for a larger deposit or charge higher rent because of information in a consumer report, we will tell you, name the company that supplied it, and explain your right to a free copy within 60 days and to dispute anything inaccurate or incomplete.

This application is not a lease. Neither of us is bound to rent until both of us sign a lease.

9. AUTHORIZATION

By signing, I confirm that the information in this application is true and complete, and I understand that false or materially incomplete information may lead to a denial. I authorize the Landlord and its screening company to get the reports checked above and to verify my identity, employment, income and rental history, only to decide on this application and, if I am approved, for the tenancy that follows.

SIGNATURES

Applicant

Signature: _____ Date: _____

Printed Name: _____

Co-applicant

Signature: _____ Date: _____

Printed Name: _____

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