



APPLICATION TO RENT

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A SEPARATE APPLICATION IS REQUIRED FOR EACH OCCUPANT 18 YEARS OF AGE OR OLDER. THE APPLICATION SCREENING FEE OF \$30.00 PER ADULT IS DUE AND PAYABLE PRIOR TO PROCESSING. NO PERSONAL CHECKS ACCEPTED. (SCREENING FEE IS PAYABLE BY CASH/ CASHIERS CHECK/ MONEY ORDER ONLY)

Property Applying For _____ Desired Move-In Date _____
Total # of Applicants _____ Do You Have Pets? Yes/No If Yes, List Type (Cat/Dog/?), Breed, Age and Size of Each Pet: _____

PERSONAL INFORMATION

FULL NAME OF APPLICANT _____
First Middle Initial Last
Social Security # _____ - _____ - _____ Drivers License # _____ State Expires _____
Date of Birth ____/____/____ Email Address: _____
Phone #'s: Home _____ Work _____ Cell _____
Name(s) & Age(s) of all other proposed occupant(s) : _____
Auto: Make _____ Model _____ Year _____ License # _____ State _____ Color _____
Other Vehicle(s): _____
In case of emergency, person to notify: _____ Relationship _____
Address _____ Phone _____
Does applicant or any proposed occupant plan to use liquid-filled furniture/aquarium? Yes/No Type _____
Has applicant been a party to an unlawful detainer action (eviction) or filed bankruptcy within the past 7 years? Yes/No
If Yes, Explain: _____
Has applicant or any proposed occupant ever been convicted of or pleaded no contest to a felony? Yes/ No
If Yes, Explain: _____
Has applicant or any proposed occupant ever been asked to move out of a residence? Yes/ No
If Yes, Explain: _____

RESIDENCE HISTORY

Current address _____ City _____ State _____ Zip _____
Dates of Occupancy: From _____ To _____ Type of Occupancy: Own or Rent? _____
Name of Landlord/Manager: _____ DAY-TIME Phone #: _____
Rental Rate: \$ _____/Month Reason for Moving: _____
Previous address _____ City _____ State _____ Zip _____
Dates of Occupancy: From _____ To _____ Type of Occupancy: Own or Rent? _____
Name of Landlord/Manager: _____ DAY-TIME Phone #: _____
Rental Rate: \$ _____/Month Reason for Moving: _____
Previous address _____ City _____ State _____ Zip _____
Dates of Occupancy: From _____ To _____ Type of Occupancy: Own or Rent? _____
Name of Landlord/Manager: _____ DAY-TIME Phone #: _____
Rental Rate: \$ _____/Month Reason for Moving: _____

EMPLOYMENT AND INCOME

Current Employer _____ Length of Employment? ___ Yrs ___ Mos Position/Title _____
Employment address _____ Gross Monthly Income _____
Name/Title of Supervisor _____ DAY-TIME Phone #: _____
Other Income Source(s)? Yes/No If Yes, Explain: _____

APPLICANT INITIALS _____ Reviewed by (Broker Initial) _____ Date _____



APPLICATION TO RENT _____ (page 2 of 2)

REMEMBER TO INITIAL PAGE 1 AND SIGN PAGE 2. TO EXPEDITE THE PROCESSING OF YOUR APPLICATION, PLEASE SUBMIT PROOF OF MONTHLY INCOME (PAYSTUBS,TAX RETURN, ETC.). ALLOW 1-2 DAYS FOR PROCESSING TO BE COMPLETE. FAILURE TO PROVIDE COMPLETE AND ACCURATE INFORMATION COULD CAUSE AN APPLICATION TO BE DELAYED OR DECLINED.

PERSONAL REFERENCES / NEAREST RELATIVE(S)

Name _____	Address _____
Phone _____	Relationship _____
Name _____	Address _____
Phone _____	Relationship _____
Name _____	Address _____
Phone _____	Relationship _____

QUALIFICATION GUIDELINES / SCREENING FEE / APPLICANT ACKNOWLEDGEMENT

To be approved for tenancy, an applicant must have legal, verifiable monthly income of approximately 3 times the rent amount, 2 years of verifiable good residence history, and at least 2 current lines of established credit with the overall credit being at least 80% positive. Negative references on credit, rental or employment history may result in a declined application. There may be some properties where a Landlord will accept a guarantor or co-signor for a lack of history, income or credit (ask for details). If a pet is allowed, additional security deposit will be required for each allowed pet. Once application is approved, applicant will have 1 business day to submit the security deposit and sign a written agreement to hold the premises for move-in. The holding period may not exceed 10 days unless approved by Investors Choice Property Management in advance and in writing. The security deposit and first month's rent must be paid by cashier's check or money order prior to occupancy. Most agreements begin with a 6 month or 12 month lease.

Applicant has paid a **non-refundable** screening fee of \$30.00, applied as follows:

\$10.00 For Acceptance of Application/ Prescreening

\$10.00 For Processing and Review of Credit Report(s)

\$10.00-\$15.00 For Verification/Processing of Information/Final Review

Minimum Cost for Investors Choice Property Management to Process Application= \$30.00

Applicant understands and agrees: **(i)** this is an application to rent only and does not guarantee that applicant will be offered the Premises; and **(ii)** the Landlord or Manager or Agent may accept more than one application for the Premises and, using their sole discretion, will select the best qualified applicant.

Applicant represents that all information provided on or with the application to be true and complete, and hereby authorizes Landlord or Manager or Agent to: **(i)** verify the information provided; and **(ii)** obtain credit report on applicant.

Applicant agrees to hold harmless both Investors Choice Property Management (ICPM), as well as current, previous or future Landlords or Managers from any liability for providing written or verbal information regarding the quality of any tenancy.

If application is not fully completed, or received without the required screening fee: (i) the application will not be processed, and (ii) the application and any screening fee will be returned.

Applications may be submitted by personal delivery to our office or mailed to our P.O. box (both addresses are provided at bottom of application). Applications may also be faxed to our office at the number provided below, but processing will not commence until the screening fee of \$30.00 per adult has been paid with secure funds. Screening fee payable by cash/cashiers check/money order ONLY. No personal checks or credit cards accepted.

The undersigned applicant has read and understood the foregoing:

X _____
APPLICANT SIGNATURE

Date

Reviewed by (Broker Initial) _____ Date _____