

RAINEY PROPERTY MANAGEMENT - RENTAL APPLICATION

Rainey Realty, Inc. - 10515 W Markham Street - Little Rock, AR 72205 - 501.221.8888 (Office) - 501.221.8804 (Fax)

**** APPLICATIONS WILL NOT BE PROCESSED UNTIL WE HAVE \$30 APP FEE AND PROOF OF INCOME****

IMPORTANT NOTES CONCERNING MAKING APPLICATION:

1. Every adult that will occupy the property must complete an application even if their income is not going to be needed to qualify for the property. We have to investigate every applicant's financial and criminal background so that the owner of the property can make an informed decision on who will occupy their property. Please be thorough in filling this out.
2. The owner of the property will make the final decision on who rents the property. We will continue to accept applications on a property until the owner approves a certain group of applicants. We encourage every owner to accept the most qualified group of applicants. The order of receipt of applications is not considered.
3. If you know of any problems with your credit or background or are concerned you may be declined then it would be best to consult with us beforehand. Once we run the credit report, there are no refunds of the application fee for any reason.

Rental Property Address: _____ Occupancy Date: _____

Applicant FULL Name: _____ Date of Birth: _____

Current Address: _____ SSN: _____ - _____ - _____

_____ DLN: _____

Phone Number: (_____) _____ - _____ Secondary Phone Number: (_____) _____ - _____

Email Address: _____

The name(s) of my co-applicant(s): _____

INCOME: The total combined monthly gross income of all rental applicants in a given rental unit must be at least three times the monthly rental rate. Only income that can be verified will be considered. We expect rental applications with income to prove a steady work history. We need you to submit proof of last years income with either a W2, 1099, end of year pay stub or a tax return. We also need the current year's income with a pay stub. All co-signers must submit a separate application for review.

Present Employer: _____ Supervisor's Name: _____

Employer's Phone Number: (_____) _____ - _____ Gross Salary: _____

Job Title: _____ Start Date: _____

Do you have/will you use Housing vouchers or any additional government aid? _____

---- Caseworker's name and contact number: _____

CREDIT HISTORY: You must be able to demonstrate fiscal responsibility. If you have any charge-offs, unpaid debts, or pattern of delinquent payments and bounced checks... your application may be denied.

Credit Card: _____ Monthly Payment: _____

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RENTAL HISTORY: Each rental applicant must be able to demonstrate a pattern of meeting their rental obligations, leaving prior rental properties in good condition, and not having a pattern of complaints from neighbors. We will require satisfactory references from at least two prior landlords. If you have ever been evicted or owe uncollected rent, your application may be denied. If you are a homeowner, we will verify ownership.

Landlord: _____ Phone Number: (_____) _____ - _____

Landlord: _____ Phone Number: (_____) _____ - _____

CRIMINAL/LEGAL HISTORY: If you have ever been convicted of, or pled guilty to, a felony or misdemeanor involving violence, sexual misconduct, or dishonesty... your application may be denied. If you have a history of legal issues that indicate a concern on whether you can/will pay your rent... your application may be denied.

CHECK ALL THAT APPLY.

- Been convicted or pled guilty to a misdemeanor involving violence, sexual misconduct, or honesty.
- Been convicted or found guilty to a felony.
- Been evicted or asked to move out of a rental unit.
- Broken a lease or rental agreement.
- Declared bankruptcy. If so, when: _____
- Been sued for non-payment.
- Been sued for damage to a property.
- Have a current/recorded lien, garnishment, or judgement against you.

POSSESSION: If application is approved, these will be permitted on the property.

Occupants: (Name/Age) _____

Pets: (Breed/Weight) _____

Please be advised that pets are case-by-case and that there will be a \$250 non-refundable pet deposit per pet required. We do not allow vicious breeds at our properties. If you need a list of said breeds, please ask.

Vehicles: (Make/Model) _____

Do you have a water bed? _____ Do you keep fish or have aquariums? _____

APPLICATION POLICIES:

- **We are an equal opportunity housing provider.** It is our policy to rent our units in full compliance with the Federal Fair Housing Act and all state and local housing laws. We do not discriminate against any person because of race, color, ethnic background, religion, sex, age, marital or family status, physical disability, or sexual orientation.
- **Rental Unit Availability:** Rental units only become available when they are completely ready to rent, including cleaning, painting, and the completion of all maintenance work and planned improvements. Rental unit availability can change as units become available during the day are removed from the rental market based on rentals, cancellations, or maintenance issues.
- **Valid photo identification and written authorization:** You must be able to present current photo identification such as a driver's license, military/state identification card, or passport so that we can verify your identity. If your rental application is approved, we will require a photocopy of your identification at the time of your move-in to be kept in your tenant file. You must authorize us to verify all information provided in your rental application from credit scores, credit agencies, current and prior landlord and employers, and personal references. You will allow us to run a criminal background check on you.
- **Occupancy Guidelines:** In compliance with all applicable fair-housing laws, we have established restrictions on the total number of persons that may occupy a given rental unit. Our guidelines allow two persons per bedroom plus one additional person per unit. These guidelines are to prevent overcrowding and are in keeping with the limitations of the rental unit and its building systems. Occupancy will be limited to the persons indicated on the original rental application and lease only unless otherwise agreed in writing. Any proposed additional tenants must complete a rental application and be processed and approved through this same tenant screening process prior to residing in the rental unit.

- **Application Process:** All rental applications are evaluated in the same manner. Each adult applicant must voluntarily provide his/her social security number, birth date, legal name, and current address for us to obtain a consumer report. Every adult applicant must complete a separate rental application form and pay the **non-refundable \$30 application fee** in advance. Any false or incomplete information may result in the denial of your application. **If discovered after you are approved and have moved in, we reserve the right to terminate your tenancy.** We will verify the information provided on each rental application through our own screening efforts and/or with the assistance of an independent tenant-screening firm. A credit report, criminal background, and employment/rental references for each and every applicant in a given unit will determine whether our rental criteria has been met. Unless we need to verify information by regular mail, we are usually able to process a rental application in two or three days.
- **A FULL MONTH'S RENT AND THE SECURITY AND ANY PET DEPOSITS MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER.** The security deposit is due at the time the application is approved and the first month's rent (one full month's rent) is due before move-in.

IN CONSIDERATION OF THE NON-REFUNDABLE APPLICATION FEE IN THE SUM OF THIRTY (30) DOLLARS PER ADULT APPLICANT, Rainey Realty will conduct verification of rental application information including obtaining consumer credit information, criminal background, and social tracing. Rainey Realty reserves the right to unilaterally deny this application for any reason. Any change or new information available regarding employment, compensation, move-in date, or any other significant item provided or requested herein between the time of the acceptance of this application by management must be reported prior to the time of move-in. Falsification or unverifiable information will be grounds for denial of said application. Applicant represents that all of the above statements are true and correct and hereby authorizes the verification of all the above items including agreeing that Rainey Realty shall not be liable for any delay in the date said rental unit is ready for occupancy.

I UNDERSTAND AND AGREE TO ALL OF THE INFORMATION IN THIS RENTAL APPLICATION AND I GIVE MY PERMISSION FOR RAINEY REALTY TO RELEASE INFORMATION ABOUT MY CREDIT HISTORY, RENTAL HISTORY, VERIFY MY EMPLOYMENT/INCOME TO RAINEY REALTY, INC dba RAINEY PROPERTY MANAGEMENT.

APPLICANT SIGNATURE: _____ **APPLICATION DATE:** _____