

RAINEY PROPERTY MANAGEMENT RENTAL APPLICATION

Rainey Realty, Inc. 10515 W. Markham Little Rock, AR 72205 (501) 221-8888 office (501) 221-8804 fax

Rental Property Address: _____ Occupancy Date: _____

Applicant Full Name: _____ Date of Birth: _____

Full Address: _____ Social Security No: _____ - _____ - _____

_____ Drivers Lic. No: _____

Phone Number: (_____) _____ - _____ Work Number: (_____) _____ - _____

Email Address: _____

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

(ALL OCCUPANTS 18 YEARS OR OLDER MUST COMPLETE A SEPARATE APPLICATION)

In case of emergency notify: _____ Relationship: _____ Phone: _____

Full Address: _____

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 count. We expect rental applications with income to prove at least one year of continuous employment. Full-time students are welcome if the total income of all applicants combined is sufficient or with a lease guarantor. You must provide proof of a source of income if you are unemployed. Remember: All adult tenants are joint and severally liable, which means that each one can be held responsible for the payment of all funds due regardless of ability to pay. If you do not meet one or more of the above criteria, you may be able to qualify for a rental unit if you have a third party located within the state that will guarantee your lease. The guarantor must pass the same application and screening process except we will deduct the guarantor's own housing costs before comparing his or her income to our criteria.

Present Employer: _____ Supervisors Name: _____

Employer's Phone No. (_____) _____ - _____ Gross Salary: _____

Employer's Address _____ Job Title: _____

City, State Zip: _____ Start Date: _____

Additional Income _____

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

Credit Reference: _____ Account Number: _____ Mo. Payment: _____

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Bank: _____ Account Number: _____ Balance: _____

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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 rental references from at least two prior landlords. If you have ever been evicted for any lease violation, or owe uncollected rent, your application may be denied.

Landlord: _____ Dates: _____ Phone: _____

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Criminal/Legal History: If you have ever been convicted of (or pled guilty or not contest to) a felony, or a 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 and will pay your rent then your application may be rejected. **Have you ever: (check any that apply)**

- Been convicted or pled guilty to a misdemeanor involving violence, sexual misconduct, or honesty?
- Been convicted or pled guilty to any felony?
- Broken a lease or rental agreement?
- Been sued for nonpayment?
- Had a recorded lien, garnishment, or judgment?
- Been evicted or asked to move out?
- Declared bankruptcy?
- Been sued for damage to a rental property?

If you answered yes to any of the above, please indicate year, location, and details on the back of this application.

Possession: This section only needs to be filled out by one of the applicants. If the application is approved then these will become permitted on the property.

Occupants: (name/age) _____

Pets: (breed/weight) _____

Vehicles: (make/model) _____

Do you have a waterbed? _____ **Do you keep fish or have an aquariums?** _____

Rainey Realty's 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 or 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 or 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, and allow us to run a criminal background check.
- **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 occupying the rental unit.
- **Application Process:** All rental applications are evaluated in the same manner, and each adult applicant must voluntarily provide his or her social security number for us to obtain a consumer report. Every adult applicant must complete a separate rental application form and pay the **non-refundable application fee** in advance. Any false or incomplete information will 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 history, and employment and rental references for each and every applicant in a given rental 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 one or two days.
- **FIRST MONTH RENT AND SECURITY DEPOSIT MUST BE PAID BY CASHIERS CHECK OR MONEY ORDER.** The security deposit is due at the time the application is approved and the first full month's rent is due before move in.

In consideration of the **NON REFUNDABLE APPLICATION FEE** in the sum of \$30.00 **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, or any other significant item provided or requested herein between the time of the acceptance of this application by management and the move-in date must be reported at the time of move-in. Falsification or unverifiable information will be grounds for denial of said rental application. Applicant represents that all the above statements are true and correct and hereby authorizes verification of all the above items including Applicant agrees that Rainey Realty shall not be liable for any delay in the date said apartment unit is ready for occupancy. **I understand and agree to all of the information in this Rental Application and I give my permission for you to release information about my credit history, rental history, verify my employment and/or income to Rainey Realty, Inc. dba Rainey Property Management.**

Applicant Signature: _____

Application Date: _____