

RESIDENTIAL RENTAL APPLICATION

Each occupant and co-applicant 18 years or older must submit a separate application.

Date: _____

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Applicant was referred to Landlord by:

Real Estate Agent _____ Company _____ Phone _____

Craigslist Other Internet Site Name Sign Other _____

Applicant's Name (first, middle, last) _____

Is there a co-applicant? Yes No **If yes, co-applicant must submit a separate application**

Applicant's former last name (maiden or married) _____

E-mail _____ Home phone _____

Mobile phone _____ Work phone _____

Soc. Sec. No. _____ Driver's license No. _____ State _____

Date of birth _____

Emergency contact: Name: _____

Address: _____

Phone: _____ E-mail: _____

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Applicant's Current Address: _____ Apt. No. _____

_____ (city, state, zip)

Landlord's Name: _____ E-mail: _____

Phone: Day _____ Mobile _____ Fax _____

Date Moved In: _____ Date Moved Out: _____ Rent \$ _____

Reason for move: _____

Applicant's Previous Address: _____ Apt. No. _____

_____ (city, state, zip)

Previous Landlord's Name: _____ E-mail: _____

Phone: Day _____ Mobile _____ Fax _____

Date Moved In: _____ Date Moved Out: _____ Rent \$ _____

Reason for move: _____

Applicant's Current Employer: _____

Address: _____ (street, city, state, zip)

Supervisor's Name: _____ Phone: _____ Fax: _____

E-Mail: _____

Start Date: _____ Monthly Gross Income: \$ _____ Position: _____

Note: If applicant is self-employed, Landlord may require one or more previous year's tax returns attested by a CPA, attorney, or other tax professional.

Applicant's Previous Employer: _____

Address: _____ (street, city state, zip)

Supervisor's Name: _____ Phone: _____ Fax: _____

E-Mail: _____

Start Date: _____ Monthly Gross Income: \$ _____ Position: _____

Describe other income Applicant wants considered: _____

List all vehicles to parked on the property:

| Type | Year | Make | Model | License/State |
|------|------|------|-------|---------------|
| | | | | |
| | | | | |

List all pets to be kept on the property (dogs, cats, birds, reptiles, fish, and other pets):

| TYPE & BREED | NAME | COLOR | WEIGHT | AGE | GENDER | RABIES | | |
|--------------|------|-------|--------|-----|--------|-----------|-----------|-----------------|
| | | | | | | NEUTERED? | DECLAWED? | SHOTS CURRENT ? |
| | | | | | | Yes No | Yes No | Yes No |
| | | | | | | Yes No | Yes No | Yes No |

| | Yes | No | Explanation |
|---|-------|-------|-------------|
| Will applicant maintain renter's insurance? | _____ | _____ | _____ |
| Does anyone who will occupy the property smoke? | _____ | _____ | _____ |
| Has applicant ever: | _____ | _____ | _____ |
| Been evicted? | _____ | _____ | _____ |
| Been asked to move out by a landlord? | _____ | _____ | _____ |
| Breached a lease or rental agreement? | _____ | _____ | _____ |
| Filed for bankruptcy? | _____ | _____ | _____ |
| Lost property in a foreclosure? | _____ | _____ | _____ |
| Had any credit problems, slow-pays or delinquencies | _____ | _____ | _____ |
| Been convicted of a crime? | _____ | _____ | _____ |
| Is any occupant a registered sex offender? | _____ | _____ | _____ |
| Does any occupant have any criminal matters pending against them? | _____ | _____ | _____ |



Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant;
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Fees: Applicant submits a non-refundable fee of \$ _____ by ____ check ____ credit card ____ money order ____ cash for processing and reviewing this application.

Acknowledgement & Representation:

- (1) Signing this application indicates that Applicant understands that tenant selection criteria may include such factors as criminal history, credit history, current income and rental history.
- (2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
- (3) Applicant represents that the statements in this application are true and complete.

Applicant's Signature

Date

For Landlord's Use:

On _____, _____ (name, initials) notified

Applicant _____ by ____ phone ____ mail ____ e-mail ____ fax ____ in person that Applicant was

approved not approved. Reason for disapproval: _____

KENT FLOWERS
Realty Services, LLC

KENT FLOWERS REALTY SERVICES PO Box 711, Lexington, SC 29071 (803) 466-4081 Fax (800) 856-9074

E-mail: Kent@KentFlowers.com

KENT FLOWERS

Realty Services, LLC

AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

I, _____ (Applicant), have submitted an application to lease a property located at _____ (address,city,state,zip).

The landlord, broker, or landlord's representative is:

Kent Flowers Realty Services, LLC
PO Box 711
Lexington, SC 29071
(803) 466-4081 Office
(800) 856-9074 Fax
Kent@KentFlowers.com (Email)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above named company;
- (2) to my current and former landlords to release any information about my rental history to the above named company;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above named company;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above named company;
- (5) to the above-named company to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Applicants Signature

Date