

Urban Development Group

Rental Application

Please return this application to _____ Application Fee _____

Address Applying for _____ Desired Move-In Date _____

Important Note to Applicants: Please fill this application out in full. Incomplete applications will be sent back to you to complete, causing a delay in the process and decreasing your chances of renting from us. Put in N/A in any areas that do not apply. Applicant must provide their photo ID before a showing.

Personal Information please do not leave any blanks in this section.

First Name _____ M.I. _____ City, State, Zip _____

Social Security # _____ Date of Birth _____ Driver's License # _____

Vehicle Make/Model _____ Year _____ License Plate _____

Phone Number _____ Alternate Phone _____ E-mail _____

How many people will be living here? _____

Rental History Please include all addresses you have lived at for the previous 5 years. Use additional paper if needed.

Current Address _____ City, State, Zip _____

Move-in Date _____ Landlord's Name _____ Landlord's Phone # _____

Monthly Rent _____ Reason for Moving _____

Previous Address _____ City, State, Zip _____

Move-in Date _____ Landlord's Name _____ Landlord's Phone # _____

Monthly Rent _____ Reason for Moving _____

Previous Address _____ City, State, Zip _____

Move-in Date _____ Landlord's Name _____ Landlord's Phone # _____

Monthly Rent _____ Reason for Moving _____

Employment Information Please include all sources of income. Use additional paper if needed.

Current Employer _____ Employer Phone Number _____

Gross Wages _____ per month. Manager/Supervisor Name _____

Employer Phone Number _____ Hire date _____

Previous Employer _____ Employer Phone Number _____
Gross Wages _____ per month. Manager/Supervisor Name _____
Employer Phone Number _____ Hire date _____
Other Sources of Income _____ Explain _____

Financial Information

Name of Bank _____ Branch Name and/or Branch Address _____
Savings Account # _____ Checking Account # _____
Names of Major Creditors _____ Monthly Payment _____
Names of Major Creditors _____ Monthly Payment _____

Personal Reference

Name and years known _____ Address (City, State) _____
Phone Number _____ Occupation _____

Questionnaire *Please answer all of these questions truthfully.*

How long will you live here? _____ What pets do you have? _____
Move-in Date _____ Landlord's Name _____ Landlord's Phone # _____
Monthly Rent _____ Reason for Moving _____
How many evictions have been filed upon you? _____ How many felonies do you have? _____
Have you ever filed for bankruptcy? _____ If so, date filed _____
Have you ever broken a lease? _____ Do you smoke? _____ Do you have a checking account? _____
Is the total move-in amount available now? _____ What would limit your ability to pay rent? _____
_____ How much money do you have? _____
Emergency Contact – Name _____ Phone _____
How did you find out about this vacancy? _____
Why should we rent to you? _____

Additional Information *Please use this optional space for additional information, comments or explanations.*

Please read carefully and sign if you agree.

This application made this date _____ between _____ (owner/agent) hereinafter "Landlord" and the below signed hereafter "Applicant". The applicant shall pay to the Landlord a nonrefundable fee to accompany this application to cover the Landlord's administrative costs and expense to verify the information submitted by the Applicant. Applicant authorizes the Landlord, his or her employees, agents or representatives to make any and all inquiries to verify the necessary information herein. This verification includes but is not limited to direct contact with Applicant's employers, current Landlord, previous Landlords, neighbors, law enforcement agencies, credit agencies, and all or any other sources of information which the Landlord may deem necessary and appropriate within his or her sole discretion. The Applicant hereby declares that the information provided is true, accurate and complete to the best of the Applicant's knowledge. Applicant agrees that any false or incomplete information is grounds for immediate disqualification at the sole discretion of the Landlord. Landlord is not liable to the Applicant, his or her heirs, executors, administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the Landlord of the information provided by the Applicant, and Applicant hereby releases the Landlord, his agent, employees, and representatives from any and all actions, cause of action of any kind or nature that may arise by virtue of the execution or implementation of the agreement provided herein. Upon successful verbal or written approval of the Applicant's tenancy, a Security Deposit must be paid in full before any rental agreement is signed. Landlord will attempt to contact the Applicant by phone numbers listed on this application and the Applicant has 24 hours from time of approval to furnish a deposit and sign a Deposit to Hold agreement unless otherwise agreed upon, in writing by both parties. If Applicant fails to perform within 24 hours of Landlord's approval, Applicant may be disqualified and landlord may rent this home to the next qualified Applicant.

Our required standards for qualifying to rent a home are:

- All properties are offered without regard to race, color, religion, national origin, sex, disability or familial status.
- Each adult occupant must submit a separate application.
- We limit the number of occupants to 2 per bedroom.
- You gross monthly income must equal three times or more the monthly rent.
- You must have a favorable credit history.
- You must be employed and/or be able to furnish acceptable proof of the required income.
- You must have a good housekeeping, payment and maintenance references from all previous Landlords.
- Compensating factors can include additional requirements such as double deposit and/or a co-signer.

The Applicant authorizes release of all information to Landlord and agrees that the information provided in this rental application is true and correct.

Applicant _____ **Date** _____