

RENTAL APPLICATION (One For Each Adult Applicant)



2017 Printing

Application is hereby made to rent the premises generally described as _____ ("Property").

The multiple listing service number for this property, if known, is _____.

1. **Lease Term.** The term of the lease of the Property for which Applicant is applying shall start on _____ ("Commencement Date") and end on _____.
2. **Proposed Monthly Rent.** _____
3. **Lease Application Fee.** Applicant has paid a nonrefundable Lease Application Fee of \$ **50.00 per adult living in home** to process this Rental Application, determine Applicant's credit worthiness to lease the Property and conduct a background investigation of Applicant.
4. **Authorization to Do Credit and Background Check.** Applicant hereby authorizes Owner and any authorized agent of Owner ("Agent") to do whatever background and credit check on Applicant that the Owner or Agent deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.
5. **Reservation Fee.** A reservation fee of \$ _____ by check, cash or money order is being made along with this rental application. If Applicant's application is approved and a lease is entered into between Owner and Applicant the fee shall be applied towards Applicant's rent as referenced in said lease. If Applicant's application is denied, this Reservation Fee shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Owner's standard lease agreement for the Premises prior to the Commencement Date (or to pay the required rent thereunder such that the lease does not Commence), then Owner may retain the Reservation Fee as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Owner's damages for not seeking to rent the Property to others during this time period and not a penalty.
6. **Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Owner or Agent may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.
7. **Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Owner or an offer to lease. No lease shall exist between Applicant and Owner unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.
8. **Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Owner.
9. **Commitment to Equal Housing.** Owner and Agent are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.
10. **Reason for Denial.** If this Application is denied, Owner or Agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

I, the undersigned, understand that Richardson-Free Realty Inc (Broker/Management) is the Agent and representative for the owner of the Property and will be paid a fee by the owner. I also understand that this Property is being leased "**AS-IS**" in its present condition. I understand that Management prefers that I see the Property in person and conduct any inspections of the Property which I might desire, at my own expense, prior to apply for the Property.

Accepted By:

Applicant's Printed Name

Signature

Date

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Richardson Free Realty, 1271 S Houston Lake Rd Warner Robins, GA 31088
Phone: 478.988.8442 Fax: 478.218.8050 Donald Free

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Sample

I have visited the Property and had the opportunity to inspect it. I understand that I am accepting the Property "as is" except for any stipulations, changes or modifications that are listed as contingencies of this application. If any stipulations cannot be met, or an acceptable compromise agreed to by all parties, I understand that any fees I have paid with the submission of this Rental Application will be returned to me.

I have not yet visited or seen the Property in person. Nor am I relying on any information, photos, or any other representations of the Agent through whom I learned of this Property except for information the Agent provided to me in writing. However I understand that if my application is approved, any fees I have paid with the submission of this Rental Application are non-refundable and any obligations under the lease I sign are fully enforceable. Having not viewed the Property will in no way be a reason for any refund or cancellation of the agreement.

INFORMATION ABOUT APPLICANT.

A. General

First Name: _____ Middle _____ Last Name: _____

SS #: _____ Date of Birth: _____

Driver's License #: _____ Driver's License State: _____

Home Phone: _____ Work: _____ Cell: _____

Email Address: _____

Emergency Contact Information: _____

Spouse/Significant Other Name (must fill out a separate application): _____

Names and ages of individuals under 18: _____

Pets? YES NO What Kind? _____ How Many? _____

Pet Weights: _____

B. Residence History

Current Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Landlord Name: _____ Phone #: _____

Landlord Address: _____

Reason for Leaving: _____

Previous Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Previous Landlord Name: _____ Phone #: _____

Previous Landlord Address: _____

Reason for Leaving: _____

Address of Property _____

Applicant's Initials _____

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C. Employment

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Annual Income: _____

Previous Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

Length of Time at Present Job: _____ Income: _____

D. Other Matters

Do you have a legal right to be in the United States?

- Yes, I am a U.S. Citizen
- Yes, I have valid documentation from the Bureau of Citizenship and Immigration Service
- No

If you answered "YES" because you are a non-U.S. citizen with valid visa documentation, please provide:

Reason you are in the US: _____

Visa Type: _____ Visa Expiration Date: _____

- Have you ever been asked to move out of a residence? Yes No
- Have you ever been party to an eviction? Yes No
- Are you a registered sex offender? Yes No
- Do you have liquid furniture? (i.e. waterbed) Yes No
- Do you have renter insurance? Yes No
- Have you ever filed bankruptcy? Yes No
- Has bankruptcy been discharged or dismissed? Yes No
- Have you ever had any debt collection actions against you? Yes No

Address of Property _____

Applicant's Initials _____

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Richardson-Free Realty, Inc.

Property Management

RENTAL HISTORY VERIFICATION

I hereby authorize the release of my rental history to Richardson-Free Realty, Inc.

1271 S. Houston Lake Road, Warner Robins, GA 31088. (478)218-8050 Fax

Applicant's Name: _____

Applicant's Signature: _____ Date: _____

Current Residence: _____

FOR OFFICE USE ONLY:

Address & Name Correct? Yes or No Rental Amount: _____

Dates of Occupancy: _____

of late payments: _____ # of Returned checks: _____

Balance owed: _____

Has tenant had any complaints/problems? Please explain: _____

Where there any damages during the lease or at time of move out? _____

Was the Security Deposit Refundable? Yes or No Would you rent to this tenant again? Yes or No

If no, Please explain: _____

Completed by (Printed Name): _____

Signature: _____ Date: _____

1271 S Houston Lake Rd, Warner Robins, GA 31088



Richardson-Free Realty, Inc.

Property Management

All pets are SUBJECT TO APPROVAL by the property owner:

If the following pets are approved there will be a **NON-REFUNDABLE PET FEE** of \$ **350.00** for the first pet and \$ **150.00** for each additional, unless the property owner requires additional fees.

Do you have any pets? Yes or No If so how many? _____

Please fill out the following information for each pet:

Type of Pet: _____

Breed: _____

Name: _____

Age: _____ Weight: _____

Color/Markings: _____

Type of Pet: _____

Breed: _____

Name: _____

Age: _____ Weight: _____

Color/Markings: _____

Signature: _____ Date: _____

Signature: _____ Date: _____



Richardson-Free Realty, Inc.
Property Management

We will need the following information in order to process your application:

- A completed and signed application
- A copy of each applicant's Driver's License
- 2 current paycheck stubs, letter of employment **OR** top portion of employment verification form filled out.
- The top portion of the rental history verification form must be filled out. If you own a home we will verify your payment history through the credit screening.
- All application fees and reservation fees must be paid in order to reserve your new home. (All other fees will be required at lease signing/ or by move-in date.)

Once your application is approved by management, you will need to complete the following:

- Switch all Utilities into your name effective the date of move-in
- Provide all Utility account numbers to the office
- Renters Insurance verification must be turned into the office with a copy of declaration sheet attached
- Schedule lease signing time and date with your agent
 - Lease signing hours are scheduled during normal office hours
- A move-in inspection and checklist will be completed with a member of management on the scheduled lease signing date.

Thank You,

Your Management Team at Richardson- Free Realty, Inc.

****This information must be received before we can turn the keys over to you! ****