

Pre-Qualification Requirements

Before submitting your application, below is a list of qualifications and requirements that need to be met for you to be considered for an available property listed with Renfrow Realty.

Rental Qualifications

* An application for **EACH** applicant, 18 years of age or older, who will be residing in the property, must complete and sign the Rental Application Packet in its entirety. Incomplete or falsified information may cancel an application.

*EACH applicant 18 years of age or older who will be residing the property must physically view the property. Renfrow Realty does not rent units "sight unseen".

*An applicant(s) must have a verifiable and sufficient income to meet monthly expenses. Monthly rent should not exceed one-third of your net monthly income. (Example: To qualify for a \$500 a month rental, your verifiable monthly income would need to be \$1500).

*Rental history must be verifiable from unbiased sources. If no rental history is available, you may be required to have a qualified cosigner.

*Arrests or convictions for any offense which is arguably relevant to your ability to abide by the terms of your lease, respect the rights and quiet enjoyment of others, respect the property of others, and remain in compliance with all laws and regulations during the term of your tenancy, may result in the denial of your application.

Application Checklist

Required information and/or Documents Needed before turning Application in:

- Completed Rental Application Packet Driver's License/State ID

Additional Information and/or documents may be required, if Applicable, by request:

- One Month's Pay Stubs, W-2, or last year's tax return
 Proof of Child Support, Social Security and/or Other Benefit Letters

The application process usually takes three (3) business days to complete. Some may take longer depending on the volume of applications being processed at a given time. In order to find the most qualified tenant for a property, management reserves the right to screen a number of applicants for the same property before making a decision. Once your application has been approved you will be given 48 hours to provide the required deposit on the property you have applied for. If after the 48 hours a deposit has not been received, we will then contract the next approved applicant.

By signing this form below, I understand and accept the terms of this notice.

Applicant Signature

Date



Rental Application

(One person per Application)

Rental unit you're applying for: _____

Best days/times to view property: _____

Applicant Information

First Name _____ Middle _____ Last _____

Other names used in last 10 years _____

Birthdate _____ Phone _____ Social Security # _____

Driver's License # _____ State _____ Expiration _____

Vehicle Make _____ Model _____ Year _____ Color _____

Email Address _____

Number of Occupants _____ (including yourself) *Please list all occupants below

Occupants Name _____ Age _____ Relationship _____

Occupants Name _____ Age _____ Relationship _____

Occupants Name _____ Age _____ Relationship _____

Occupants Name _____ Age _____ Relationship _____

Service Animal Information: _____

Pets? Breed? (non-service animal) _____

Rental/Residential History Information (past 3 years)

Present Address _____ Rental Amount _____

City, State, Zip _____ Length of Tenancy _____

Landlord's Name _____ Phone _____

Reason for Moving _____

Previous Address _____ Rental Amount _____

City, State, Zip _____ Length of Tenancy _____

Landlord's Name _____ Phone _____

Reason for Moving _____

Credit References (Any current monthly bills)

1 _____ Monthly Payment _____

2 _____ Monthly Payment _____

3 _____ Monthly Payment _____

4 _____ Monthly Payment _____

Rental Application - continued



Employment Information

Current Employer _____ Position _____

Date of Employment _____ Supervisor Name _____ Phone _____

Address _____

Monthly Income _____ Full or Part Time _____

Previous Employer _____ Position _____

Date of Employment _____ Supervisor Name _____ Phone _____

Address _____

Monthly Income _____ Full or Part Time _____

**If you would like us to consider other sources of income, please list and include the source and who we may contact for confirmation.

Amount/Source/Contact Information: _____

Emergency Contact

Name _____ Phone _____

Address _____

Additional Questions

- * Has each prospective occupant that is 18 years of age and older submitted an application? _____
- * Have you ever been convicted of a felony? _____
- * Have you ever filed bankruptcy? _____
- * Have you ever refused to pay rent for any reason? _____
- * Has an eviction action ever been started against you? _____

I CERTIFY that the answers given are true and complete to the best of my knowledge. I hereby authorize investigation of all statements contained in this application for tenant screening to arrive at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentations made above.

Applicant Signature

Date

Tenant Release and Consent Form



I, _____, the undersigned, hereby authorize Renfrow Realty to obtain information about me from my employers, and current/previous landlords. I authorize an investigation of my credit references, employment and tenant history.

I agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay on file. I understand that this authorization will be used to obtain any information about me pertaining to my eligibility as a prospective tenant.

Print Name

Signature

Date