

Date Turned In: _____

RENTAL APPLICATION

In filling out this application, I am **applying to rent** _____ Unit # _____, commencing on ____/____/____ for the monthly rent amount of \$_____ for a period of _____ months.

Application must be filled out completely before application will be accepted. A copy of your current photo ID is required along with the Screening Fee/s at the time application is turned in. Each person above the age of 18 who is not married to the applicant, must fill out a separate application. In order to secure [HOLD] the unit until the move-in date a **security deposit in the amount of \$_____ must be paid by Cashier's Check, Money Order or Cash payable to Cycle Real Estate, Inc.(within 24 hours) upon approval of the application.** The security deposit will hold the unit for up to 14 days. *The application will be considered Approved/Denied when you are notified via phone/voice mail.* Should we not receive the Security Deposit within the 24-hour time frame, the unit will go back on the market.

APPLICATION must be filled out in its entirety:

Name: _____ S.S. # _____ - _____ Birth Date: _____

Spouse: _____ S.S. # _____ - _____ Birth Date: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Driver's License or ID #: _____ Spouse License or ID #: _____

Number of Minors: _____ Names & Ages: _____

Other Occupants: _____ Pets: Y/N Breed/Weight: _____ Service Animal: Y/N Breed/Weight: _____

Emergency Contact Name: _____ Phone # () _____ - _____

Address: _____

Rental References (Last Three Years):

Current Landlords Name: _____ Landlords Phone #: () _____ - _____ Fax #: () _____ - _____ **Family: Y/N**

Rental Address: _____ Unit # _____ City: _____ State: _____ Zip _____

Move-In Date: ____/____/____ Move-Out Date: ____/____/____ Reason for Moving: _____

Previous Landlords Name: _____ Landlords Phone #: () _____ - _____ Fax #: () _____ - _____ **Family: Y/N**

Rental Address: _____ Unit # _____ City: _____ State: _____ Zip _____

Move-In Date: ____/____/____ Move-Out Date: ____/____/____ Reason for Moving: _____

Previous Landlords Name: _____ Landlords Phone #: () _____ - _____ Fax #: () _____ - _____ **Family: Y/N**

Rental Address: _____ Unit # _____ City: _____ State: _____ Zip _____

Move-In Date: ____/____/____ Move-Out Date: ____/____/____ Reason for Moving: _____

Employment/Income Information (Last Two Years):

Income Requirement for: Home/Condo = 3 Times the rental amount & Apartment/Duplex = 2.5 times the rental amount.

() Self-employed () Employed Full Time () Part Time () Student () Other

Current Employer: _____ Contact/HR: _____ Phone: () _____ - _____ Start Date: ____/____/____

Employer Address: _____ Position: _____ Gross Monthly Income: \$ _____

Previous Employer: _____ Contact/HR: _____ Phone: () _____ - _____ Start Date: ____/____/____

Employer Address: _____ Position: _____ Gross Monthly Income: \$ _____ End Date: ____/____/____

Spouse Employer: _____ Contact/HR: _____ Phone: () _____ - _____ Start Date: ____/____/____

Employer Address: _____ Position: _____ Gross Monthly Income: \$ _____

Spouse Previous Employer: _____ Contact/HR: _____ Phone: () _____ - _____ Start Date: ____/____/____

Employer Address: _____ Position: _____ Gross Monthly Income: \$ _____ End Date: ____/____/____

- 1) Vehicles owned: Make: _____ Model: _____ Plate # _____ Color: _____
Make: _____ Model: _____ Plate # _____ Color: _____
Other Vehicle: Make: _____ Model: _____ Plate # _____ Color: _____
- 2) Do you have: Water Bed: Y / N Aquarium: Y / N Motorhome / RV: Y / N Motorcycle: Y / N Utility Trailer / Boat: Y / N
- 3) Have you ever been evicted from tenancy? Y / N When: / / Judgment Filed: Y / N Amount Owed \$ _____
- 4.) Have you ever been asked to Vacate? Y / N Reason: _____
- 4) Do you owe money to Current or Previous Landlord for rent or other damages? Y / N if "Yes" What for? Rent / Damages / Both
- 5) Filed for bankruptcy? Y / N If "Yes" Chapter 7 or 13 _____ Discharge Date: / /
- 6) Any felony arrest's/conviction's within the past 5 years? Y / N If "Yes" What State: _____ Date of Conviction: / / Charges: _____
- 7) Any drug/paraphernalia arrests/conviction's within the past 5 years? Y / N If "Yes" Date of Conviction: / / Charges: _____
- 8) Are you on probation or parole? Y / N If "Yes" Name of Parole Officer: _____ Phone: () - _____
- 9) Any pending criminal or drug/paraphernalia charges? Y / N If "Yes" Date of Offence: / / Type of Offence: _____
- 10) Have you or any of your dependents been: Arrested / Declared / Convicted / Charged with / or Being / or Committing: Rape Crimes / Sex Offender / Assault / Predator / Kidnapper? Y / N If "Yes", What State: _____ If "yes", Date of Conviction: / /
- 11) Do you have any alias and/or any other legal name(s)? Y / N Please List: _____

TENANT QUALIFYING STANDARDS:

We do Work History, Rental History along with Credit Check & Criminal History

- A. Meet the income requirement - Home/Condo = 3 Times the Rental Amount & Apartment/Duplex = 2.5 Times the Rental Amount. ***Providing proof of income documentation could include but not limited to: Current Paystub/s with year to date totals, Prior years W2 and/or Tax Return, Military requires (LES). (Child support or alimony payments used as qualify income to must have a history of twelve (12) months of payments.) Proof of income / payments must be supplied to the agent with the application.***
- B. Must have a year's worth of verifiable employment **AND** you must have a year's worth of verifiable rental history.
- C. A co-signer will be required should you not have a years' worth of verifiable income or rental history.
- D. Should a co-signer be required, they must meet income requirement of 5 times the rental amount.
- E. *(In some cases such as the prospective tenant has suffered the loss of a spouse, has had severe medical problems or a divorce that has affected their credit rating, etc. the prospective tenant may still be approved for the rental)*
- F. ***Renters Insurance is required.***

Any prospective tenant will be denied for any of the following (but not limited to):

1. Prospective tenant or a qualified co-signer does not meet the income requirement.
2. Any current three day notice to vacate, currently has an unlawful detainer action proceeding **OR** has been evicted within past 10 years.
3. Any unpaid collections or judgements filed by a property management company or landlord.
4. Owes money to previous or current landlord for rent or other damages, **OR** Currently on another lease.
5. Any felony conviction/s within the past 5 years **OR** Any drug conviction/s within the past 5 years **OR** Currently on probation or parole
6. Any pending felony or drug/paraphernalia (all types) charge/s.
7. Any applicant or member of the household has ever been declared a sexual offender/predator.
8. Open **OR** non-discharged bankruptcy. (Chapter 13 requires Attorney letter or court paperwork.)
9. Less than a year's worth of verifiable employment **and/or** less than a year's worth of verifiable rental history without a qualified co-signer.

NON-REFUNDABLE SCREENING FEE charge(s) are \$40.00 for the first application and \$20.00 for every application thereafter.

In compliance with the FAIR CREDIT REPORTING ACT, this is to inform you that a credit investigation involving the statements made on this application for tenancy is being initiated by Cycle Real Estate, Inc. I hereby agree and authorize Cycle Real Estate, Inc. to do their verification on all of the above information including but not limited to credit reports, character reports, criminal reports, income verification and rental history. **Said Screening Fee(s) are Non-Refundable.**

The Screening Fee and your current ID ARE ALL REQUIRED at the time your application is turned in, in order for the application to be considered complete.

The information above, to the best of my knowledge, is true and correct. Any false or misleading information on this application will result in denial of the applicant(s) or immediate termination of residency if the tenant has occupied the unit.

Signed: _____ Date: _____

Signed: _____ Date: _____

Work Phone # () - / **Cell Phone #** () -

Email Address: _____ /