

RENTAL APPLICATION

(One For Each Adult Applicant)



2015 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 Landlord a nonrefundable Lease Application Fee of \$ _____ to process this Rental Application, determine Tenant'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 Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents 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 Landlord and Applicant the fee shall be applied towards Applicant's security deposit referenced in said lease. If Applicant's application is denied, the rental deposit shall be refunded to Applicant without interest. If the Applicant's application is approved, and Applicant fails to execute Landlord'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 Landlord may retain the rental deposit as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Landlord'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, Landlord and Landlord's agents 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 Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

8. **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: _____

Present Address: _____

City/State/Zip: _____

How Long? _____ Current Lease Amount: \$ _____

Landlord Name: _____ Phone #: _____

Landlord Address: _____

Previous Address: _____

City/State/Zip: _____

How Long? _____ Lease Amount: \$ _____

Reason for Leaving: _____

Previous Landlord Name: _____ Phone #: _____

Previous Landlord Address: _____

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: _____

Are you registered or required to register as a sex offender in any state in the United States? _____

If so, what state(s)? _____

B. EMPLOYMENT

Employer: _____ Position: _____

Employer Address: _____

City/State/Zip: _____

Supervisor: _____ Business Phone: _____

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

C. REFERENCES

Bank: _____ Phone #: _____

Personal Reference: _____ Phone #: _____

Credit Reference: _____ Phone #: _____

Additional Previous Landlord: _____ Phone #: _____

Address: _____

Lease Period: _____ Lease Amount: \$ _____

Additional Previous Landlord: _____ Phone #: _____

Address: _____

Lease Period: _____ Lease Amount: \$ _____

9. **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 Landlord.

10. **Commitment to Equal Housing.** Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

11. **Reason for Denial.** If this Application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

12. **Other Matters.**

Accepted By:

Applicant's Printed Name

Signature

Date

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Renee Kirk IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

Copyright © 2015 by Georgia Association of REALTORS®, Inc.

F44, Rental Application, Page 2 of 2, 01/01/15