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| --- | --- |
| _Pic1 | ***Riveredge Investors, LLC*****Rental Application For Long-Term Tenants** |
|  **EQUAL HOUSING OPPORTUNITY** |  |

**ADDRESS OF RENTAL PROPERTY**

How did you hear about this property?

***PLEASE NOTE: A separate application* is *required for each applicant over the age of 18*** (excluding dependent children) who will reside at the property. This is to guarantee compliance with the state, local and Federal Fair Housing Acts. Please print clearly and complete all sections. Incomplete applications will not be processed.  **Certain animals including Pit Bulls, Rottweilers, Akitas, Dobermans, Chow-Chows or crossbreeds thereof, and any animal with a history of biting are not accepted. There is a pet deposit of $100 and a $35 per pet monthly charge.**

**THE FOLLOWING TWO OPTIONS\* ARE MADE AVAILABLE TO ALL APPLICANTS:**

**First Option:** Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property. **Second Option:** Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.

*\*Note: All applicants desiring to live together must choose the same option*

❑ **Ielect the first option. ❑ I elect the second option.**

**PLEASE NOTE:** APPLICANTS WILL NOT BE ACCEPTED ON "A FIRST-COME, FIRST-SERVED BASIS." LANDLORD WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

**Please Print or Type**

Today’s date:\_\_\_\_\_\_\_\_\_\_\_\_Desired move-in date\_\_\_\_\_\_\_\_\_\_\_

Applicant's full legal name Soc Sec #

Other name(s) used within the last 5 yrs. Have you applied for residency with us before?

Home phone # Work phone # Cell phone #

Driver’s License Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email address Length of desired occupancy?\_\_\_Years

What is the best way for us to contact you regarding this application?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**List Your Last Five Years Residence History & At** **Least Your Last Two Addresses**

Current address City State Zip Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How long at present address? Occupancy dates Monthly Rent or Mortgage

Landlord or Mortgage Company Phone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Loan # (if applicable)\_\_\_\_\_\_\_\_\_\_Are your payments current?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Why are you moving?\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Former address City State Zip

Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How long at former address? Occupancy dates Monthly Rent or Mortgage

Landlord or Mortgage Company Phone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Former address City State Zip

Type of property? (Apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How long at former address? Occupancy dates Monthly Rent or Mortgage

Landlord or Mortgage Company Phone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Page 1 of 4**

**List Your Employment History For The Last** **Five Years** *(Please include titles or military ranks, etc. Note - you may be asked to substantiate your income with tax returns, 1099s and/or other documentation if self employed.* **Page 2 of 4**

Current Employer Dates Phone #

Address City State Zip

Position / Job description Monthly gross pay

Mo take-home . Superior's name & position , Phone #

List any additional monthly income (child support, SS, etc.)

Former Employer Dates Phone #

Address City State Zip

Position / Job description Monthly gross pay

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List any additional monthly income (child support, SS, etc.)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**List others who will be living with you:**

 Name Relationship Age Occupation

1.

2.

3.

4.

**List Nearest Living Relatives (For Emergency Contact and/or Reference)**

 Name Relationship Age Occupation

1.

2.

**List All Vehicles**

 Vehicle Make/Model/Year License No./State

1.

2.

3.

**List All Pets 'Which You Desire To Have Live On The Premises’**

Pet's Name Type/Breed/Size Sex/Neutered/Spayed

1.

2.

3.

**List Bank Accounts**

Bank Name Account# Checking/Savings Approx. Balance

1.

2.

**Credit References - Credit Cards & Loans** What are your approximate scheduled monthly payments?

Name Account# Purpose $ Limit Balance Monthly Payment

1.

2.

3.

**List Two Personal/Professional References** *(Accountant, Lawyer, Banker not related to you)*

Name Address City / State / Zip) Phone *#*

1.

2.

**Personal Skills: ( ) Lawn/Garden Care ( )** Plumbing ( ) Carpentry ( ) Painting ( ) Electrical/Mechanical

Other

**Tools You Own:** ( ) Tool Box ( ) Mower ( ) Yard tools ( ) Vacuum ( ) Hoses/Sprinklers

1. Have you ever been evicted or asked to move from any tenancy? (If yes, please explain below) When\_\_\_\_\_\_\_\_\_\_\_ ( ) Yes ( ) No
2. Have you ever broken a rental agreement or lease? (If yes, please explain below.) ( ) Yes ( ) No
3. Have you ever willfully and intentionally refused to pay rent when due? ( ) Yes ( ) No
4. Do you know of anything which might interrupt your income or ability to pay rent? ( ) Yes ( ) No
5. Rent is due in advance on the last business day of each month. Are you able to fulfill this requirement? ( ) Yes ( ) No
6. Have you ever filed a petition of bankruptcy? (If yes, please explain below noting when and where. ( ) Yes ( ) No

*(If the bankruptcy was discharged, please give the date of the discharge.)*

1. Have you or anyone in your household ever been convicted of a felony or misdemeanor? ( ) Yes ( ) No

(If yes, please explain below.)

1. Are you obligated to pay child support or alimony? (If yes, how much?) ( ) Yes ( ) No
2. Do you plan to conduct any commercial business from the residence? (If yes, please explain below.)

**List any** additional information **you think will help us process your** application *(attach additional information if necessary)*

**Applicant agrees to pay a non refundable application fee of $50 to Riveredge Investors, LLC for the processing of this rental application.** Riveredge Investors, LLC and its agents are hereby authorized to obtain credit reports, a vehicle operation history and criminal history of applicant using various state and private sources along with any other public records available. Applicant understands and agrees that applicant will notreceive copies of credit reports obtained. **Note: Go to** [**www.riveredgeinvestors.com**](http://www.riveredgeinvestors.com) **to complete the 4 pages of application information. Note online PayPal link to pay the application fee. E-mail copies of drivers license, social security card last two pay stubs (or two-years tax returns if self employed) to** **riveredge229@hotmail.com** **.**

**Applicant authorizes present and past Landlords, Employers, Banks, Credit References, Personal References, Courts of Law and any other person/entity to release information regarding applicant's credit, rental, employment and/or criminal histories. A copy of this authorization may be accepted as an original. I agree to indemnify and hold harmless the person to whom this request is presented and his agents from and against all claims, damages, losses and expenses, including reasonable attorneys’ fees arising out of or by reason of complying with this request.**

**I acknowledge further that I have read this form, understand its meaning and agree to be bound by it in its entirety.**

Date

Applicant's Signature

Date of Birth (needed to request credit report)

**Page 3 of 4**

**ADDITIONAL INFORMATION REQUIRED FROM APPLICANTS:**

1. **An application is required from each adult who will be living in the property.**
2. **A copy of the two most recent pay stubs or tax returns if self employed.**
3. **Riveredge Investors uses a 3:1 income to rent ratio to accept an application. For example, if rent charged is $1,000, then Applicant’s gross income (income before taxes deducted) is required to be at least $3,000.**
4. **Copy of social security card;**
5. **Copy of driver’s license; and**
6. **Written permission from employer to discuss employment if required by employer.**

**We Are Pet-Friendly!! ($100 Deposit Plus Monthly Pet Fee of $40 for each pet)**

**Thanks for your interest in leasing one of our properties!**

**Page 4 of 4**