

PRE SCREENING RENTAL APPLICATION FOR _____

The undersigned applicant hereby applies for and offers to execute a lease as provided by S.L. NUSBAUM Realty Co. The undersigned applicant warrants that the statements contained herein are true. The purpose of this application is to assist Landlord in deciding whether to rent to applicant. Receipt of this application by landlord does not oblige landlord to deliver occupancy of any apartment.

RENTAL INFORMATION:

First Name: _____ M/I _____ Last: _____

Birth Date: _____ Social Security # _____ / _____ / _____

State or Government Issued ID # _____ State: _____ Expires: _____

Have you ever been convicted of a felony? Yes No Are you a U.S. Citizen? Yes No

Numbers of Occupants: _____

CURRENT ADDRESS:

Street #: _____ Street Name: _____ Apt. # _____

City: _____ County: _____ State: _____ Zip Code: _____

Email Address: _____

How Long At Present Address? From: ____ / ____ to PRESENT Current Home/Cell Phone # (____) _____Do You? (Please Select One) **Own** **Rent** **Live with Friends/Family** **Military Housing**

Landlord / Apt. Community Name: _____ Phone # (____) _____

Are You Currently on a Lease? Yes No Lease Expires? _____ Monthly Payment: \$ _____

CURRENT EMPLOYER/INCOME:

Company Name/Source: _____ Address: _____

City: _____ State: _____ Zip: _____ Phone # (____) _____ Ext. _____

Position Held: _____ Dept./Div.: _____ Rate/Rank: _____

Supervisor / Commanding Officer Name: _____ Phone # _____

Gross Monthly Wages \$ _____ How Long At Present Employer? From: ____ / ____ to PRESENT**EACH APPLICANT AGREES AND REPRESENTS THAT:**

- A. The actual date of possession is subject to the move-out of the current resident, if any, and completion of necessary repairs or remodeling.
- B. All rental payments will be due and payable in advance on the first day of each month.
- C. Applicant(s) hereby authorize Landlord to procure a "consumer report" as defined in the Fair Credit Reporting Act, 15 U.S.C. 1881 la(d) seeking information on the credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living of applicants. Applicant(s) tenders, in addition to any security deposit, the amount of **\$10.00 per applicant**, which applicants acknowledge is the cost of procuring a consumer report. **A hold fee of \$150.00 is due to hold an apartment within 5 days of compliance approval.** This hold fee will be applied to deposit balance at move in. The full balance of security deposit will be outlined on the Welcome Home Letter and due upon move in/lease signing. There are three tiers of deposit: approved, conditionally approved and all credit approved. **Deposits range from \$300 to one month rent based on these tiers. If an Applicant cancels this application at any time, Applicant will forfeit the entire hold fee to compensate the Landlord for holding the rental unit off the open market.**
- D. Applicant(s) is not now renting any residence in a name other than that listed above.
- E. Applicant(s) agrees to a **12 month lease** commencing on selected move in date.
- F. Until Landlord executes and tenders a lease to applicant(s), Landlord shall have the right to reject this application for whatever reason.
- G. Applicant understands that rental rates are subject to change. In order to lock in the current rental rate, an applicant must place a hold fee on an apartment.



In compliance with the regulations of the State Real Estate Board, you are hereby advised that S.L. Nusbaum Realty Co. is employed by the ownership entity as the Managing Agent and Leasing Agent for the apartment community to which you are applying.

By signing below, the applicant gives permission to procure a criminal background check and understands the results of such background check could affect the approval of this application.

SIGNATURE OF APPLICANT: _____ **DATE:** _____