

APPLICATION AND OFFER TO LEASE REAL PROPERTY

The undersigned hereby offers today, _____, to lease the real property, for a period of one year, in the city of _____, generally described as _____ apt/unit # _____ at the rental rate of \$_____ per month, with parking space # _____ at the rental rate of \$_____ per month, and storage space # _____ at the rental rate of \$_____ per month. It is understood that this Application is not a Lease and Applicant has no rights to said property until a written **or oral** Lease is duly executed after the approval of this Application. Applicant is aware of and agrees to all the covenants and conditions in the proposed Lease and agrees to **timely** execute said Lease _____ **days** after notification of the acceptance of this Application and Offer.

Desired date of occupancy _____

APPLICANT (please print clearly)		Date of Birth	Driver's License #	Social Security #	Home Phone #
Name					
() Married		() Divorced - how long		() Separated - how long	
() Single					
All other names by which you have been known				E-mail address	Fax #
Address	City, State, Zip		How long?	Current rent?	Lease expires
Present landlord and address					Phone
Previous address (if less than two years)					
Previous landlord and address					Phone
Previous address					
Previous landlord and address					Phone

OTHER PERSON(S) TO OCCUPY APARTMENT			
Number of people who will occupy: Adults (over age 18)		Children (thru age 18)	
Full legal name	Age	Relationship	
Full legal name	Age	Relationship	
Full legal name	Age	Relationship	
Full legal name	Age	Relationship	

EMPLOYMENT HISTORY			
Company, Address	Position, Supervisor, Telephone	Start Date	Salary or Wage
			\$ per month
			\$ per month
			\$ per month
Spouse's Employment			
			\$ per month

BANK, MARKET, CREDIT AND DEBT INFORMATION

Name of Financial Institution, Address	Phone #	Account Number	Opened	Balance
		checking		
		savings		
		checking		
		savings		

OTHER INCOME / ASSETS

Received from	Phone #	Type	\$ Amount
Received from	Phone #	Type	\$ Amount

AUTO

Year, Make, Model	License #, State	Monthly Payments, Paid to \$
Year, Make, Model	License #, State	Monthly Payments, Paid to \$

CREDIT AND CHARACTER REFERENCES

Credit References

Name	Address, Phone Number	How Long?	Occupation

Character References

NEAREST RELATIVE (NOT LIVING WITH YOU)	
Name, Address, Phone	Relationship

IN CASE OF EMERGENCY, PLEASE CONTACT	
Name, Address, Phone	Relationship

	YES	NO
Has any civil judgment been entered against you for the collection of a debt in the past ten (10) years?		
Do you have any water filled furniture or do you intend to get any water filled furniture?		
Do you have any pets or do you intend to get any pets?		
Have you filed for bankruptcy in the past ten (10) years?		
Have you ever been evicted or have you ever refused to pay rent for any reason?		
Have you, or do you intend to, possess, sell, or use illicit drugs or narcotics in your residence?		
Have you ever lived here before or do you know anyone living here now or in the past?		
If accepted, how long do you expect to stay?		
If any of the above questions is answered "YES" please explain fully:		

HOW DID YOU HEAR OF THIS VACANCY?

The Applicant hereby applies for and offers to lease the apartment described for the lease term stated, at the rent and on the conditions set forth herein and in Lessors standard lease form.

The Applicant understands that no pets are allowed without prior written approval.

An Application Deposit of \$----- is hereby given as earnest money and is to be applied as part of the security deposit after acceptance of this Application and Offer.

A non-refundable Credit Report Fee of \$----- is to be given on submission of Application. This fee is not refundable under any circumstances.

An additional \$----- will be paid **prior** to move-in which represents \$----- for the first month's rent in advance (pro-rated) plus a security deposit in the sum of \$----- (minus the Application Deposit) for a total of \$-----.

It is specifically understood that any above payment is fully refundable if written notice revoking this offer is received by owner/manager prior to their acceptance of this offer. However, if owner/manager has duly accepted this offer, this Application is then to be treated as a completed contract to rent/lease the above described property and Applicant's attempted revocation shall be deemed a breach of contract. The aforementioned deposits and payments shall then become nonrefundable to the extent that such deposits may be used to offset and recompense any and all losses incurred as a result of such breach.

NOTE: All deposits and payments made by check may be cashed at any given time. If a check has been cashed, no refund will be made prior to ten (10) working days from such encashment.

Notwithstanding the above, if this Application is revoked or rejected for any reason or does not result in the renting/leasing of the above-described real property, owner/manager is hereby to hold \$----- from any deposits or payments made herein to cover costs of credit, character, or reference investigations.

Applicant represents all information on previous pages of this Application to be true and accurate and understands that the owner/manager will rely upon said information when accepting this Application. Applicant understands that, as is customary in the business, in compliance with the Fair Credit Reporting Act, routine inquiries may be made during the tenancy. An investigative or credit report will be made which may include information as to Applicant's character, general reputation, personal characteristics, and mode of living. The investigation may include information obtained through personal interviews concerning marital status, number of children, employment, occupation, general health habits, reputation, mode of living, and residence verification. Applicant hereby authorizes the owner/manager and his employees and agents to verify said information and make independent investigations to determine Applicant's credit, financial, and character standing. Applicant hereby releases owner/manager, his employees and agents, and any firm or person supplying them with information from any liability whatsoever concerning the release or use of this information and will hold them all harmless from any suit or reprisal whatsoever. All holders of any such information are hereby authorized to release any and all such information they may have concerning Applicant.

This application must be signed by all adults who will occupy the apartment before it will be considered by the owner/manager. Acceptance of this application, and any monies deposited herewith, is not binding upon the owner/manager until approved by owner/manager in writing. If the apartment is held for Applicant for more than ----- days after Acceptance of Application, all monies deposited shall be forfeited to owner/manager.

	Home Phone Number
	Work Phone Number

Applicant's Signature

	Home Phone Number
	Work Phone Number

Applicant's Signature