



LISA BAIR RENTALS
323 S. MILL STREET, MANNING, SC 29102
(803) 433-7368 PHONE/FAX



RENTAL APPLICATION

I/We hereby offer to lease an apartment. For your information in considering the offer, I/we present the following references, which Management may choose to investigate. Falsification of any information listed herein is cause for rejection of this application and/or termination of the Lease Agreement.

Date Received: _____ Time Received: _____ Desired Move-in Date: _____ Rental Rate: \$ _____

Unit Address: _____

How did you hear about us? _____

APPLICANT AND FAMILY INFORMATION

List all household members who will live in the residence upon move-in or within the next twelve months. Be sure to include any temporarily absent family members (such as military/student family members who will be returning to the household)

CHECK ONLY ONE (most current status): Never Married Married Divorced Separated Widowed
 Roommates (require separate applications)

	FULL LEGAL NAME	RELATIONSHIP	DATE OF BIRTH	AGE	SOCIAL SECURITY NUMBER
1.	_____	Self	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____
8.	_____	_____	_____	_____	_____

Of the household members listed above do you have legal custody if minor? Yes No If no, explain: _____

Are you expecting any changes to your household size over the next twelve months? Yes No If yes, explain _____

Are there any temporarily absent family members, not listed above? Yes No If yes, explain: _____

Will a live-in care attendant be required in your household? Yes No If yes, who: _____

Are any listed above currently or planning to attend school *full time or part time*? (Or have attended school *full time in the past five months*?) Yes No If Yes, Who & What College? _____

EMPLOYMENT INFORMATION

Employer: _____ Phone: _____

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

Date Started: _____ Occupation: _____ Supervisor's Name: _____

Salary \$ _____ per _____ hour _____ week _____ month _____ year _____ other _____

Do you have a second job? Yes -or- No If Yes, Where: _____ Salary \$ _____ per _____

Do you have a third job? Yes -or- No If Yes, Where: _____ Salary \$ _____ per _____

SPOUSE'S INFORMATION

Employer: _____ Phone: _____

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

Date Started: _____ Occupation: _____ Supervisor's Name: _____

Salary \$ _____ per _____ hour _____ week _____ month _____ year _____ other _____

Do you have a second job? Yes -or- No If Yes, Where: _____ Salary \$ _____ per _____

REFERENCES & RESIDENCE HISTORY: (List all monthly payments)

Have you ever had an eviction filed on you? ___Yes ___No If Yes, why: _____

Have you ever intentionally refused to pay rent when due? ___Yes ___No If Yes, why: _____

Have you ever filed for bankruptcy: ___Yes ___No If Yes, When: _____ Type: _____ Why: _____

Has anyone in **household** ever been convicted of multiple domestic violence, any sex or drug related convictions or a felony? ___Yes ___No

Have you ever been sued for property damage: ___Yes ___No Have you ever broken a lease: ___Yes ___No

Have you ever been convicted, plead guilty, no contest, received probation, deferred adjudication, court-ordered supervision or pre-trial diversion for a felony sex related crime or misdemeanor crim against another person? ___Yes ___No If yes, explain: _____

Do you have any pets? ___Yes ___No Age: _____ Breed: _____ Weight: _____

In addition to your current address, we also need your two previous addresses.

Current Address: _____

City: _____ State: _____ Zip: _____

Do you: Rent -or- Own your home? _____ Month and year moved-in _____ Monthly Rent/Mortgage: \$ _____

Reason for leaving: _____

Landlord/Mortgage Company: _____ Phone: (_____) _____

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

Previous Address: _____

City: _____ State: _____ Zip: _____

Did you: Rent -or- Own your home? _____ Month & Year Moved In: _____ Moved Out: _____ Monthly Rent/Mortgage \$ _____

Reason for leaving: _____

Landlord/Mortgage Company: _____ Phone: (_____) _____

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

Previous Address: _____

City: _____ State: _____ Zip: _____

Did you: Rent -or- Own your home? _____ Month & Year Moved In: _____ Moved Out: _____ Monthly Rent/Mortgage \$ _____

Reason for leaving: _____

Landlord/Mortgage Company: _____ Phone: (_____) _____

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

OTHER INFORMATION

Your Driver's License Number/State ID #: _____ State Issued: _____ Name: _____

Spouse's Driver's License Number/State ID #: _____ State Issued: _____ Name: _____

Vehicles: Year _____ Make _____ Model _____ Color _____ License # _____ State _____

Year _____ Make _____ Model _____ Color _____ License # _____ State _____

Year _____ Make _____ Model _____ Color _____ License # _____ State _____

ONLY VEHICLES LISTED ABOVE ARE PERMITTED. All vehicles must be registered to the name of an approved occupant on this application.

CONTACT INFORMATION

Current Home Phone: (_____) _____ Current Work Phone: (_____) _____
Cell/Other Phone or Pager: (_____) _____ E-Mail Address: _____
Spouses Cell /Other: (_____) _____ Spouses Work: (_____) _____

EMERGENCY CONTACTS (REQUIRED): List **two** of the closest relatives not living with you, whom we may contact in case of emergency:

Name: _____ Relationship: _____ Telephone: (_____) _____

Address: _____

Name: _____ Relationship: _____ Telephone: (_____) _____

Address: _____

I/We hereby apply for the property at the above referenced address on substantially the terms set forth herein and agree that rent is payable on the first day of each month in advance. I/We warrant to Ownership and Management of the property that all statements contained herein are true and correct. I/We have been advised, understand and agree that residency at this property entails certain income guidelines and that residency is subject to rental qualifications. I/We understand and agree that deliberately submitting false information or withholding information constitutes fraud.

Federal Law specifies fines up to \$10,000 and imprisonment for terms of up to five years and is grounds for eviction if any information falsification occurs.

I/We hereby offer \$_____ as a non-refundable application fee. If I/we do not meet any of the Resident Qualifying Standards, my application will be rejected and my/our application fee *WILL NOT* be refunded (under any circumstance).

I/We hereby waive any claim to damages by reason of non-acceptance. Upon acceptance of this application, my security deposit and/or surety bond shall be due in full. When so approved and accepted, I/we understand and agree to pay the full security deposit and/or surety bond within five days. The full deposit and/or surety bond is \$_____.

I/We agree to execute a Lease Agreement before possession is delivered and to pay the balance of any other deposits, surety bonds and other move-in costs in the form of cash, check or money order. I/We understand that if I/we withdraw this application within 72 hours of applying, the security deposit and/or surety bond will be returned to me/us. If the notice of cancellation is received after the 72 hours, the security deposit and/or surety bond will be forfeited.

ONCE APPROVED, IF I FAIL TO TAKE POSSESSION OF THE PREMISES FOR ANY REASON, I/WE UNDERSTAND THAT MY FULL SECURITY DEPOSIT AND/OR SURETY BOND WILL BE FORFEITED.

If Lisa Bair Rentals / Management cannot have residence for me/us by the desired move-in date listed on page 1 of this application, whether it is not ready for occupancy or because another resident holds over or for any other reason, Lisa Bair Rentals / Management and Ownership are not liable to me/us for damages. I/We will not be required to pay any rent until the apartment is available. If Lisa Bair Rentals / Management is not able to deliver possession to me/us within thirty days of projected date, I/we may cancel the lease without further obligation and my/our security deposit and/or surety bond will be refunded within thirty days.

I/We agree: (a) to be bound by and comply with the Lease and all addenda; (b) that Lisa Bair Rentals will retain this application whether or not it is approved; (c) that everything stated on this application is true to the best of my/our knowledge; and (d) That I grant Lisa Bair Rentals and it's agents authority to check my/our credit, employment, rental and criminal history, to secure follow

up credit reports and employment verifications, and to answer questions about its credit experience with me/us. If rejection of my/our application occurs for the rental of property with Lisa Bair Rentals, I/we hereby authorize you to share information with any community affiliated with management or the ownership of this community for purposes related to rental of an apartment or residency of any type.

RESIDENT RELEASE AND CONSENT

I/We, the undersigned hereby authorize all persons or companies in the categories listed below to release without liability, information regarding employment, income, credit history, criminal history and/or assets to the above named community, its owners and agents for purposes of verifying information on my/our apartment rental application.

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are not limited to: personal identity; employment, income, and assets; medical and child care allowances, criminal background checks, previous rental history, and credit history. I/We understand that this authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a Qualified Resident. Credit reports may be accessed during and/or after occupancy for the purpose of collections.

The groups or individuals that may be asked to release the above information includes, but are not limited to:

Past & Present Employers	Welfare Agencies	Veterans Administration
Current & Previous Landlords	State Unemployment Agencies	Retirement Systems
Support and Alimony Providers	Social Security Administration	Banks or Financial Institutes.
Public Housing Agencies	Utilities Companies	Web Site (access granted)
State & Local Law Enforcement	Federal Law Enforcement	Credit Bureaus

Applicant(s) has read and understands the above statement and to the best of his/her knowledge states that all facts are true and correct. It is further understood that a credit report and complete verification will be issued by an independent agent. Any applicable application fees must be paid prior to processing of the application and are non-refundable. Any false information may be grounds for rejection and/or forfeiture of deposits.

Applicant(s) hereby consent to allow Lisa Bair Rentals, itself or through its designated agents and its employees, to obtain a consumer report and criminal record information, if applicable, on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease an apartment to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports and criminal record reports, if applicable, on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date signed. I/We understand I/We have a right to review this file and correct any information that is incorrect.

SIGNATURES

Applicant

(Printed Name)

Date

Spouse

(Printed Name)

Date

APPLICANT APPROVAL CRITERIA

Lisa Bair Rentals or its Associates will not discriminate against on the basis of race, color, religion, sex, disability, ancestry, familial status, or national origin.

Identification

Before leaving the office to begin the tour, a valid Driver's License or other type of valid photo identification is required per visitor. If more than one visitor, then only one valid driver's license or valid photo identification will be needed from someone in the group. The name on the I.D. must match the name given by the visitor and the photo should be a reasonable likeness. You will be required to have a copy of your driver's license and social security card when you turn in this application. Proper ID is required for each occupant over the age of 18.

Rental Application

No applicant will be denied the opportunity to complete a rental application. A non-refundable application fee is required at the time of completion. A rental application must be completed by anyone 18 years of age or older who will be residing in the apartment or living with an adult companion. **If there are two applicants, regardless of marital status, each is to complete their portion and sign in the appropriate area. Each applicant must have a social security number, green card, or non-expired working or student visa. In addition, the rental application must be completed in its entirety.**

Occupancy Standards

No more than two people per bedroom may occupy the apartment/home.

If application is being completed at a senior tax credit property the head of the household must be at least 55 years of age, a spouse can be under 55. If application is being completed at a HUD senior property the head of the household must be at least 62 years of age.

Any new household members must be approved in writing from the office prior to occupancy.

QUALIFYING STANDARDS

Employment Status

Current employment and income are verified for a length of time on the job and income.

Income Status

The income listed by the applicant (s) must be sufficient to meet the income standard set by management. Applicant's income must meet the minimum specified guidelines. Acceptable income verification will be required and verified. **Income per rental must be four times the amount of rent. We may require tax returns, bank statements and check stubs to determine qualifications.**

Past Residency

Prior rental history is researched to ensure that the applicant(s) paid rent on time and did not have any lease violations at their prior residence. Eviction Judgments are automatically denied. Property Management records with skip or eviction status are also an automatic denial.

Past Credit History

A credit report provided by a Credit Reporting Service will be processed and verified to be in good standing with an acceptable Credit score range set by management. Both past and current credit is evaluated. Each applicant is considered separately. An unsatisfactory credit report can disqualify an applicant if it reflects past or current bad debts, late payments or unpaid bills, utility balances, liens, judgments or open bankruptcies. The following will receive an automatic denial: property management record owing a balance, office of Foreign Affairs control name match, or deceased fraud messages. If an applicant is denied, a letter supplying the Credit Reporting Agency name and number will be provided.

_____ Initials _____ Initials _____ Initials

Criminal History

A criminal background check will be completed. An applicant is automatically denied if a domestic violence misdemeanor, felony, drug offense and sex offense is evident.

An initial or full security deposit will be collected to hold the apartment/home. Once approved for move-in, all remaining funds must be paid at move-in with all utilities in the resident's name. All residents at market apartments/homes are required to provide proof of active renters insurance on or before move-in. Security deposit is for the protection of the home and at no time will be used for rent. Deposit is fully refundable upon move-out providing there are no damages and any outstanding debts are paid in full. Deposit will be returned by mail within 30 days of the keys being returned and once we receive new address in writing.

I have read and understand all of the above.

Applicant Signature: _____ **Date:** _____

Applicant Signature: _____ **Date:** _____

Applicant Signature: _____ Date: _____

Property Manager: _____ Date: _____

**We don't own these home but manage these homes for other people and the owner of the home has the right to deny any application.

***If we determine that you are not qualified prior to running a credit application and we call you to come back and get this application, it is up to you to come back within 7 days to get payment or you will forfeit that application fee.