



How do you know us or find the Property?
Business-Referral
Billboard-Poster
Friend-Referral
Internet
Property Yard Sign
Other-

If you are currently renting, and have you completed your terms? Yes No

If moving locally, why are you moving?

When do you need to take occupancy of new residence?

Property Requested Monthly Rent \$

PART 1-APPLICANT INFORMATION: [Attach Picture ID(s) or Drivers License, AND SS Card(s)]

Applicant Name Phone # Cell #
Current Address Email-
Social Security Number Date of Birth / /

Legal Partner Name Phone () Cell ()
Address (if different) Email
Social Security Number - - Date/Birth Month Day Year

PART 2-VERIFICATION OF ADDRESS & HISTORY:

Current Landlord Phone/Cell ()
Your Monthly Rent? \$ Last date you paid the rent? Date You Gave Notice

Previous Landlord (within previous 24-months)
Previous Address Lease Began Moved Out

Have you or any proposed occupant ever been convicted of a criminal act? YES NO
Have you or any proposed occupant ever been sued for any Breach of Lease? YES NO
Have you or any proposed occupant ever refused to pay rent when due? YES NO
If YES, explain:

PART 3-EMPLOYMENT HISTORY: [Attach a copy of your latest Pay-stub/Advise from your job(s)]

Applicant's Current Employer Length of Employment
Provide Your Employer's - Email Fax () OfficePh ()
Monthly Gross Income \$ Do you have any Additional Documented Income you would like to include? [This is optional and is not required.] \$ (SS or Retirement); \$ (Grants, or other Government receipts); \$ Adjudicated Income (Court Ordered)

If Applicable: Spouse Employer Length of Employment Monthly Gross Income \$ Any Additional Documented Income \$ [NOTE: Any income used as basis for obtaining a Lease must be reported on employer's Statement such as a current pay-period remittance advise or your Pay-stub or other documentation provided by bona fide source(s) other than Applicant.]

NOTE: You are NOT required to divulge Child Support, Alimony or Spouse's Income unless you want such income to be used in the processing of this Application.

PART 4-OTHER OCCUPANT INFORMATION:

Please list other individual(s) that will be occupying the property, age, and relationship to the applicant(s).
Name DOB/Age* Relationship
Name DOB/Age* Relationship
Name DOB/Age* Relationship
Name DOB/Age* Relationship
Name DOB/Age* Relationship

* Occupants other than spouse who are age 18, or older, will require additional fee of \$25.00 each and sign giving VFMR authorization to access both Credit History & any other information of record. [Attach-Picture ID, SS Card]

Do you own or maintain ANY Pets? YES NO If YES, list pets _____

PETS ARE NOT ALLOWED IN LEASE TERMS. ** Depending on the requested Property, pets may or may not be allowed. If allowed, you will be required to provide Veterinarian vaccination records. Pet Damage Deposit or Pet Fee and Renter's Insurance may be required.

Do you or any proposed occupant use tobacco products? YES NO

RENTER'S INSURANCE/TENANT HOMEOWNER INSURANCE. Do you already own a policy? YES NO IF YES, please tell us the name of the Insurance Company, your Agent's name & phone number and the Expiration date of that policy:

In the event of an Emergency & we are unable to contact you, ENTER the name, phone number and email of person NOT of your household that we may contact:

PART 5-OCCUPANT'S VEHICLE INFORMATION:

Please provide information for ALL vehicles that will be parked on the Premises:

Year _____ Make _____ Model _____ License Plate# _____ State _____
Year _____ Make _____ Model _____ License Plate# _____ State _____
Year _____ Make _____ Model _____ License Plate# _____ State _____

APPLICATION FEES: SINGLE PERSON-\$50.00; HUSBAND/WIFE-\$75.00; OTHER OCCUPANTS 18-YRS & OLDER-\$25.00 each. Please attach a Money Order, Cashier's Check, or Cash in the amount appropriate to family status/household composition (Personal Checks will not be accepted and this will DELAY your Application). Application fee(s) are required to secure Credit Report(s), Criminal Background Report(s) as well as time & efforts necessary to confirm Landlord credentials, rental history verification and/or any other lawful & authorized information qualifying Applicant(s) as presenting reasonable risk for the Lease.

PART 7-CERTIFICATON & NOTIFICATION TO EMPLOYER(S) and LANDLORDS:

I/We hereby certify that all information provided is complete and accurate. I understand that discovery of any false information will constitute grounds for denial of Lease and/or Breach of Terms with Loss of Right to Possess the the Leased Property. I/We authorize Vernon Foster Management & Rentals, L.L.C. "VFMR" full access of all my background and Credit History and to make the appropriate inquiries as to the authenticity of the information I have provided. VFMR has my permission to request rental history records (VOR) and employment/income verification (VOE/I) from the sources provided above. I have attached all requested information with this Application. I/We understand Other Applicant(s) may or may not be signatory or Party to a Lease as determined by and at the discretion of VFMR.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

APPLICATIONS ARE PROCESSED AS QUICKLY AS POSSIBLE, OFTEN TIMES, THE SAME DAY AS SUBMITTED; exceptions, VOE/I and VOR, BOTH OF WHICH ARE ALLOWED 2-BUSINESS DAYS TO RESPOND. THE TIMELY RESPONSE BY YOUR LISTED EMPLOYER(S) AND LANDLORD(S) IS VERY IMPORTANT AS BOTH ARE PART OF THE DETERMINING FACTORS FOR YOUR APPLICATION. IF ANY LISTED EMPLOYER(S) OR LANDLORD(S) DO NOT RESPOND BY 5:00PM, THE SECOND BUSINESS DAY, VFMR WILL SEND YOU NOTIFICATION OF ANY OUTSTANDING REFERENCES AND EXTEND ANY REQUIRED RESPONSE ONE (1) ADDITIONAL BUSINESS DAY TO PROVIDE THE REQUIRED VERIFICATION(S). ANY DELAY BEYOND THE THIRD BUSINESS DAY (3RD) WILL RESULT IN THE SUSPENSION OF YOUR APPLICATION AND THE REQUESTED PROPERTY BEING OFFERED TO OTHER APPLICANTS. YOUR APPLICATION WILL NOT BE REJECTED FOR THIS REASON, BUT IT WILL BE "MOVED TO THE REAR" IN FAVOR OF ANY OTHER SUBMITTED APPLICATION.

IF THIS APPLICATION IS ACCEPTED, APPLICANT(S) WILL BE REQUIRED TO ENTER INTO LEASE, PAY NECESSARY DEPOSIT(S), FEES, AND ANY RENT DUE WITHIN TWO (2) BUSINESS DAYS OF ACCEPTANCE OF THIS APPLICATION. IN SOME CIRCUMSTANCES, A LEASING MEETING MAY OCCUR IN ADVANCE OF DELIVERY OF POSSESSION DUE TO RENOVATION/REPAIR OR THEN-CURRENT TENANT HOLDOVER. IN SUCH EVENT, AGENT MAY, AT ITS SOLE DISCRETION, ADJUST THEN-CURRENT MONTH PRORATED (PARTIAL MONTH) RENTAL AS WELL AS DELAYING PAYMENT OF PRORATED RENT.

IF YOU MAKE A LEASING APPOINTMENT, BUT FAIL TO APPEAR, THE PROPERTY WILL BE IMMEDIATELY AVAILABLE TO OTHERS. IF THIS APPLICATION IS NOT ACCEPTED, THE REQUESTED PROPERTY WILL BE IMMEDIATELY OFFERED TO OTHERS. YOU WILL BE PROVIDED THE REASON(S) FOR REJECTION. YOU MAY OFFER ADDITIONAL INFORMATION FOR REVIEW OF REJECTION. THIS WILL NOT PREVENT A NEW APPLICATION NOR "HOLD" THE REQUESTED PROPERTY.

MANAGEMENT STAFF WARRANTS THE FOLLOWING. Application is complete; APPLICATION FEE for processing attached; Identification(s) [State Issued DL; Military I.D.; or US Passport], SS Card(s), Payroll(s) Advise and any additional documentation is attached. Received by: _____, Staff, _____ (date/time).

BE SURE TO ALL QUESTIONS/BLANKS ARE COMPLETED ON "BOTH SIDES". IF A QUESTION DO NOT APPLY, INSERT "N/A".