

Eck Real Estate Services, Inc. --- Rental Application

General Rental Guidelines: Among the criteria we may use when evaluating prospective tenants are the following: **Credit history**, including but not limited to, collection activity or delinquencies, **income level** (income should be 2 ½ times total rent) **paycheck stubs/ W-2/1099/most recent tax return will need to be provided to prove income**, **debt level** (income must be sufficient to realistically cover debt service, rent, and living expenses), **employment history** (employment or income source must be stable and permanent), lease compliance with past landlords (**good rental references**), general character and reputation, and evidence of care and respect for property and neighbors at past rentals.

If the applicant's income is from unstable or temporary employment, is below the landlord's general guidelines, or is given by parents or others, a **lease guarantor** (co-signer) will almost certainly be required. To be accepted, the applicant is expected to be of good reputation, and to have an acceptable credit history and good rental references. If these conditions are not met, the application may be rejected or a lease guarantor might be required.

Application Fees: Each applicant must submit a non-refundable **\$40 application fee** with a completed application form. Each **guarantor must submit an additional \$15 non-refundable application fee**. If any applicant is a **couple with the same last name only one \$70 fee** is required from that couple. **Payment can be made with a check or money order.**

Terms and Conditions

1. If the applicant is approved, the applicant will have **ONE WEEK** to sign the lease and pay the deposit.
2. If an approved applicant/guarantor does not sign a lease agreement/guarantee form by the deadline given, the offer to lease may be rescinded by ERES and the deposit forfeited to landlord. Special provisions should be made in advance if the applicant cannot meet these time constraints. (Please understand that ERES cannot turn away prospective tenants and hold the property for an extended period without a binding commitment from the applicant.) (Applicants are encouraged to preview the lease form at the ERES office.)

Date of Application: _____ Current Telephone Number: _____ Email Address: _____

Rental address you are applying for: _____ Lease Beginning Date: _____

Applicant: _____

List the names (and familial relationship if applicable) of all other persons who intend to occupy the dwelling:

(The number of unrelated persons occupying a dwelling unit is limited by city ordinance.)

Date of Birth: _____ Applicant Social Security Number: _____

Current Address: _____

Current Landlord Information: _____
Name Address Telephone Number with Area Code

Rented from: _____ to: _____ Monthly Rent: \$ _____

Most recent previous addresses: *(If you owned please still list the property or if you lived at home with your parents list their address.)*

1. _____

Landlord Information: _____
Name Address Telephone Number with Area Code

Rented from: _____ to: _____ Monthly Rent: \$ _____

2. _____

Landlord Information: _____
Name Address Telephone Number with Area Code

Rented from: _____ to: _____ Monthly Rent: \$ _____

Current Employer: _____

Position: _____ How long employed: _____

Monthly Salary: _____ Supervisor: _____ Telephone number: _____

Other Income: \$ _____ per month. Source of other income: _____

List your most recent prior employer: _____

IF YOU DO NOT MEET THE GENERAL INCOME, CREDIT HISTORY, OR EMPLOYMENT GUIDELINES, DO YOU HAVE A READY, WILLING, AND ABLE CO-SIGNER? _____ Yes _____ No

Have you ever been convicted of a crime? ___ Yes ___ No

Have you ever "broken" a lease or moved before the end of a lease? ___ Yes ___ No

Do you have any tax liens or civil judgements? ___ Yes ___ No

Have you ever been evicted from a rental? ___ Yes ___ No

Have you ever filed for bankruptcy? ___ Yes ___ No

Have you ever refused to pay rent? ___ Yes ___ No

Have you ever been charged or arrested for a felony or a misdemeanor involving violence to another person, destruction or property or sex crime? ___ Yes ___ No

Do you have a freeze or a hold on your credit ___ Yes ___ No **If you do and we run your credit and it comes back as frozen there will be an additional \$15 fee.**

Do you have pets? ___ Yes ___ No **If so, list the type of animal, breed (if your pet is a dog), age, and approximate weight below.**

If you answered "yes" to any of the questions above, we may ask for additional information and/or you may provide the information at the end of this form.

Automobile #1: _____
Make/Model Color Tag Number State

Automobile #2: _____
Make/Model Color Tag Number State

Contact person in case of an emergency. (Please include Name, Address, Telephone number, and Relationship): _____

Additional Information: _____

Authorization and Release

IN MAKING THIS RENTAL APPLICATION, it is understood that an investigative consumer report may be prepared whereby information is obtained through credit reporting services and other individuals who might have knowledge of the applicant. This inquiry includes information as to the applicant's character, general reputation, personal characteristics, and mode of living.

IN SIGNING and submitting this application, the applicants authorize ERES, Inc. or its agents to contact the applicant's references and for those parties to release information to verify the facts reported by the applicant, and to make inquiries into other facts related to applicant's fitness as a tenant. Applicant hereby acknowledges that Applicant agrees to the provisions of this application and the information submitted is true.

Applicant's Name (printed)

Applicant's Signature

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