



Accredited Management Organization®
Certified Residential Management Company

**RESIDENTIAL RENTAL
APPLICATION**

This application is the property of EpiCity. It contains confidential information to be used in conjunction with processing an application for rental housing. All persons age 18 years or older, who will occupy the desired property, must complete a separate Residential Rental Application and sign the Rental Agreement. EpiCity, Inc. and its affiliates are agents of the property owner, represent only the owner, and are paid by the owner.

Application Date _____ Desired Move-In Date _____ Lease Term: From _____ To _____

Desired Residence: Street _____ Unit _____ City/ST/Zip _____ Monthly Rent \$ _____

If the desired residence is no longer available upon approval of this application, I authorize or do not authorize Lessor to substitute a substantially similar property as the new Desired Residence, so long as the rental rate is less than or equal to the original.

PERSONAL

Applicant's Full Name _____ Date of Birth _____

First Middle Last Suffix

List all other names by which you have ever been known, including married names whether or not you used that name:

Where can we reach you to discuss this application? Home Phone _____ Office Phone _____

Pager Phone _____ Fax Phone _____ Other Phone _____ eMail _____

Social Security Number _____ - _____ - _____ Drivers License Number _____ State _____

Total number of persons to occupy the premises including applicant is _____. Full Name(s) and ages of all other Occupant(s): _____

Give the breed, color, and weight of all pets that currently live with you _____

Nearest Relative (not living with you): Name _____ Relationship _____

Street Address _____ Unit # _____ City/ST/Zip _____

Home Phone _____ Office Phone _____ eMail _____

Emergency Contact: Name _____ Relationship _____

Street Address _____ Unit # _____ City/ST/Zip _____

Home Phone _____ Office Phone _____ eMail _____

Who referred you to us? _____, who (or which) is a(n) Apt. Magazine Resident Realtor Newspaper

Radio TV Yellow Pages Other _____

RESIDENCE HISTORY -- beginning with most current

Present Residence _____ Unit # _____ City/ST/Zip _____

From(Mth/Yr) _____ To (Mth/Yr) _____ Name of your mortgage holder, management company, apartment community, or landlord _____

Their Acct # for you _____ Their phone # _____ Monthly Payment \$ _____

Reason For Leaving _____

Immediate Previous _____ Unit # _____ City/ST/Zip _____

From(Mth/Yr) _____ To (Mth/Yr) _____ Name of your mortgage holder, management company, apartment community, or landlord _____

Their Acct # for you _____ Their phone # _____ Monthly Payment \$ _____

Reason For Leaving _____

Next Previous _____ Unit # _____ City/ST/Zip _____

From(Mth/Yr) _____ To (Mth/Yr) _____ Name of your mortgage holder, management company, apartment community, or landlord _____

Their Acct # for you _____ Their phone # _____ Monthly Payment \$ _____

Reason For Leaving _____

FINANCIAL

What resources will you use to pay the rent _____
Employment Status: [] Full-Time [] Part-Time [] Retired [] Unemployed [] Student At _____ [] Other _____
Employer/School _____ Address _____
City/ST/Zip _____ Hire Date _____ Current Monthly Gross Income \$ _____
Phone _____ Position _____ Supervisor _____
Other Monthly Income \$ _____ (describe) _____

BANK AND CREDIT REFERENCES

Bank Names Your Branch Contact Phone Type of Acct. Acct. Number

Credit Reference Names Street Address City/ST/Zip Phone Acct. Number

Have you ever filed bankruptcy? [] YES [] NO. If YES, What Month/Year? _____ Where _____
Why? _____

List the property address, month and year of every dispossessionary warrant filed, or eviction carried out, against you or your co-residents? _____

Have you ever refused to pay rent? [] YES [] NO. If YES, When and for what property address? _____

What were the reasons for and result of the(se) dispute(s)? _____

The total number of vehicles you and the co-occupants will keep on the property is _____. List the make, model, year and license tag number for each of the vehicles under your control: _____

MISCELLANEOUS

Please give any additional information, which might help management evaluate this application. _____

TERMS OF APPLICATION

Earnest Money \$ _____ Application Fee \$ _____ [] Check [] Money Order #(s) _____

This rental application for the Desired Residence is made under the terms and conditions stated on this form. I have reviewed a copy of the standard Rental Agreement I will be required to execute, if I desired to do so, before submitting this application. I understand the rent is payable by mail and due on or before noon, the first day of each month in advance.

The non-refundable application fee covers the cost of processing the rental application. The earnest money deposit, submitted with this application, is to ensure that the desired residence is available on the move-in date. If this application is not approved, the earnest money will be returned to me within five business days of the denial. Upon approval of the application and execution of the rental agreement, the earnest money will be applied to the security deposit amount required. In the event this application 1) cannot be processed due to my failure to cooperate, or 2) is accepted and I fail to sign the rental agreement and take occupancy on the desired move-in date, I will pay liquidated damages in the amount of my entire earnest money deposit. I agree to the use of the earnest money for this purpose at the sole discretion of EpiCity and/or its affiliates. Upon such use of the earnest money, I will be released of any and all further liability under this application.

The statements and information in this application are true and I certify that the information given is correct and complete. I understand that false, incomplete, inaccurate or misleading information is grounds for denial of the application or termination of the rental agreement. I recognize that as a part of processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with my neighbors, friends, and/or any others with whom I may be or may have been acquainted. This inquiry includes information as to my character, general reputation, personal characteristics, and mode of living. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

I authorize the property owner and/or its agents to make any and all inquiries it deems necessary to verify and evaluate this application. I specifically authorize and request all present and former employers; mortgage holders; landlords; rental agents; credit grantors; banks; accountants; stockbrokers; insurance agents; credit reporting agencies; and local, state and federal government agencies to release any information requested in connection with the evaluation of this application.

Signature of Applicant _____ Date Signed _____

DISPOSITION -- office use only

[] Approved [] Denied: for _____ Income _____ Credit _____ Rental History _____ By _____ Date _____
(denial letter mailed on _____ by _____, copy attached)