



- Credit Report: \$50 per applicant, *****NON-REFUNDABLE*****
- **Money order or bank checks, or cashier's check only. Checks made out to LANDSHARK REALTY**
- Copy of driver's license or state issued ID for all members of the household 18 years of age or older.
- Dropbox Located at 3370 Garden Street for after hours payments and application drop-offs
- The applicant may be denied occupancy for any of the following reasons:
 1. Falsification of application
 2. Incomplete application
 3. Poor rental history
 4. Non-payment of rent
 5. Eviction
 6. History of violence to a person or property
 7. History of destructive or unruly behavior
 8. Poor personal references
 9. Documented felony record
 10. Unacceptable report from the credit bureau
 11. Non-Payment of Child Support
- Other issues may arise, these are the most common reasons. Check with management if you think you may have an issue that is not listed above

I have read and understood the selection criteria policy as outlined above.

Applicants signature

I have read the information above and believe all information to be correct.

APPLICATNT INITIALS

Accepted forms of income verification:

- 3 Months of bank statements
- Most recent 3-6 paystubs
- Letter of Employment on employer's letterhead; must specify rate of pay - Proof of Pensions, Social Security, Etc.
- We do not accept 1099's for income verification.

Typically, qualified applicants show monthly income equal to at least 3x one month's rent.

Pets (If applicable):

Picture of each animal that will be present at the property.

SIGHT UNSEEN

Sight Unseen Agreement (if the applicant did not personally view the property)

Credit, rental/eviction, and criminal background checks are completed for all applicants.

I have read the information above and believe all information to be correct.

APPLICANT INITIALS



Application for residency and Credit Release Authorization

Please Type or Print Clearly with pen.

Rental Address: _____ Agent: _____

Move in date: _____ Co-op Agent: _____

Applicant full Legal Name: _____

Applicant SSN: _____ Applicant DOB (M/D/Y): _____

Driver's License Number: _____ State: _____ Marital Status: _____

Phone # _____ Work # _____ Email: _____

Have you ever had an eviction filled against you? Yes No

Pets #: _____ Types of Pet/Breed(s): _____

Current Address: _____

Own Rent since (M/D/Y) _____ Landlord phone # _____

Have you or any occupants ever been convicted of a felony? YES NO

If yes, please explain: _____

PRESENT employer: _____ phone #: _____

Address: _____ From: _____ To: _____

Monthly Income: _____

PREVIOUS employer: _____ phone # _____

Address: _____ From: _____ To: _____

Emergency Contact: _____ Phone: _____

Address: _____

(follows to next page)

I have read the information above and believe all information to be correct.

APPLICATNT INITIALS

Empty box for initials

Application for residency and Credit Release Authorization (Page 2)

Please Type or Print Clearly with pen.

Automobile 1: _____

Year Make Model Color Tag#

Automobile 2: _____

Year Make Model Color Tag#

Children Occupying (name and age)

(1) _____

(2) _____

(3) _____

(4) _____

Bank reference: _____

Name Location City State

Bank Phone: _____

Reason for Move: _____

Additional Comments:

I have read the information above and believe all information to be correct.

APPLICATNT INITIALS

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APPLICATION DISCLAIMER

I understand that LANDSHARK REALTY and Rentec Direct will be processing my rental application and may obtain information about me, including, but not limited to my credit, tenant history, check writing history, any court eviction records, and my criminal record information from any source. I hereby authorize and instruct any entity or person contacted by Rentec Direct or LANDSHARK REALTY or the landlord, or landlord's agent(s) to release all information telephonically, by fax, email, electronically. Furthermore, I also understand that it may be necessary to verify my current employment and/or landlord. I authorize my current employer and/or landlord to release any and all information that may be required to complete the reference report. I further authorize Rentec Direct and LANDSHARK REALTY to use a photocopy of this form when it is necessary to verify more than one of my references.

Applicant represents that all statements and representations are true and complete, and hereby authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided with the lease terms, if any. Applicant authorizes verification of all the information by the landlord and or management company. Applicant has 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. NON-REFUNDABLE FEE- applicants(s) has paid to landlord(s) or management company and or LANDSHARK REALTY as a NON-REFUNDABLE APPLICATION FEE for costs, expenses and fees in processing the application. Keys will be furnished only after a lease and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only, in no way implies that a particular rental unit shall be available and in no way obligates landlord or management or LANDSHARK REALTY to execute a lease or deliver possession of the proposed premises.

APPLICANT SIGNATURE

DATE

I have read the information above and believe all information to be correct.

APPLICANT INITIALS