

**RENTAL APPLICATION**

Address of Property Applied For	Monthly Rent	Deposit	Move-In Date

First	Middle	Last	Birth Date	Social Security #	Photo ID #
Any Other Names You've Used In The Past			Email	Home Phone	Cell Phone
All Other Proposed Occupants				Birth Date	Relationship

<b>Rental History</b>	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State & Zip			
Last Rent Amount Paid			
Manager Name			
Manager Phone Number			
Reason for leaving			
	From/To	From/To	From/To
Dates of Residency			

<b>Employment</b>	Current Employment	Previous Employment	Prior Employment
Employed By			
Address			
Employer's Phone			
Occupation			
Name of Supervisor			
Monthly Gross Pay			
	From/To	From/To	From/To
Dates of Employment			

<b>Credit</b>	Bank/Institution Name	Balance On Deposit or Owed
Savings Account		
Checking Account		
Credit Card		
Auto Loan		

## **Bagnell Real Estate Investments Rental Criteria**

All prospective tenants are evaluated using the following criteria. You must meet these standards to qualify for a rental in any of our units. Units are offered to qualified applicants in the order that completed applications are received.

- **Applications Required.** All applicants over the age of 18 must submit a separate, complete application.
- **Identification.** All applicants over the age of 18 must provide current photo identification at the time of application.
- **Employment Requirements.** At a minimum, employment history should reflect six months with current employer and/or six months with previous employer. Recent graduates must provide proof of enrollment or graduation. Self-employed applicants must provide a verifiable current financial statement or most recent tax return.
- **Income Requirements.** The combined gross income of all persons living in the rental must be 2.5 times the monthly rental rate or have debt (including rent) as a percent of gross income of less than 50%. Subsidized housing applicants will be evaluated by including the amount of the subsidy in total income and using the remaining unsubsidized amount as the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a cosigner or otherwise demonstrate their ability to pay 12 months of rental payments.
- **Rental History.** Applicants must provide name, address, and dates of tenancy for previous landlords for two years. An application will not be approved if there are previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed on a prior rental.
- **Credit History.** Your Fair Isaac credit score must be above 640 or its equivalent in other scoring systems. Applicants with lower scores will be considered if mitigating circumstances such as poorly rated accounts with a zero balance, voluntary repossessions, and poorly rated accounts that are a result of a contested divorce can be demonstrated. All collections account must show as being paid in full. Applicants with past due accounts and collections can qualify by paying an increased deposit when executing the tenancy agreement.
- **Criminal History.** Your application will be rejected if you have been convicted of any type of crime that would be considered a serious threat to the rental property, other residents or neighbors.
- **Students.** Full-time students can qualify with written verification of financial aid, parental support, scholarships, and/or supplemental savings equal to 12 months of rental payments.
- **Maximum Occupancy.** 2 Persons per bedroom. Cats are allowed, dogs are in some units but must be approved in advance.

Bagnell Real Estate Investments is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, sexual orientation, handicap, family status, or national origin. We conduct business in accordance with federal, state and local housing laws and regulations.

Vehicle Make	Model	Color	Year	License Plate

References – Type:			
Name			
Street Address			
City			
State & Zip			
Phone Number			

Have you ever filed for bankruptcy? If so, when?	Have you ever been evicted?	Have you ever been convicted of a felony?
Do any applicants smoke?	List any pets you have	
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:		
Why are you moving from your current address?		
List any verifiable sources and amounts of income you wish to have considered (optional):		
Have you been a party to a lawsuit in the past? If yes, please explain why:		
We will run a credit check and background check. Is there anything negative we will find that you want to comment on?		

### **Agreement & Authorization Signature**

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_