

Distinctive Homes at Springs Ranch LLC

TENANT APPLICATION

In order to complete the application process quickly, be sure to follow all of the necessary procedures.

1. Make sure you fill out the application completely. Please do not leave anything blank. If it doesn't apply to you, mark the box N/A. We will need a completed application for each adult residing in the property.
2. We will be running credit checks. Please leave a copy of your driver's license with the completed application. (This is needed for all applicants).
3. Please make sure you include a \$50.00 application fee for credit, and background check per adult applicant (nonrefundable). The application process will not start until the application fees are received. **Application fees & monthly rents MUST be paid in cashiers check or money order.**

Please allow 1 to 2 working days to process the application. We need daytime phone numbers and mobile #'s from you to confirm your approval. If your application is accepted, you will be required to sign your lease within two (2) business days of acceptance or upon mutual agreement. All necessary paperwork must be turned in to us at the time you sign your lease. All move-in funds must be received prior to receiving your keys. All move-in funds must be in the form of a cashiers check or money order. **NO PERSONAL CHECKS OR CASH WILL BE ACCEPTED.** The total amount needed for move-in will be on the lease emailed to you or your may contact our office. If for any reason you choose not to move into the property you have applied for after acceptance of your application, you forfeit your deposits on hold. **NO EXCEPTIONS.** Fourteen days is the maximum amount of time a property can be held after the deposit is accepted, unless approved by Landlord.

QUALIFICATIONS FOR RENTAL APPLICATIONS: (some exceptions may apply)

CREDIT HISTORY:

1. No more than five negative accounts on your credit profile in the last 18 months.
2. No rent judgments in the last three years. (Unless paid in full and there have been no problems with residency since.)
3. Bankruptcy is OK as long as it has been discharged and credit has met the above two requirements since.
4. Foreclosures and Short Sales details should be discussed about the resolution of same with Property Manager.

WORK HISTORY:

1. Minimum six months steady work history (a transfer from another state is OK).
2. Salary (before taxes) must be at least three times the monthly rental amount.
3. Income and employment dates must be verifiable. We must receive at least one month of payroll check stubs from your employer.

RENTAL HISTORY:

1. No skips or evictions for the past three years, whether verified by credit reports or by previous landlords, will be accepted.
2. Previous landlord will be called. You may be required to produce a minimum of three months of rent receipts or canceled checks.

SECURITY DEPOSITS: Listed below are the deposits required **PRIOR** to move in.

1. An amount equal to one month rent for security deposit (refundable) unless otherwise noted
2. \$300 Cleaning Deposit (Refundable)
3. \$75 Deposit per 2 Key/ 1 Remote issued (refundable)
4. \$50 Extra Remote (refundable)
5. \$400 Deposit for Pets under 35lbs, cat or small dog (non-refundable)

CO-SIGNERS:

Co-signers must meet all of the above criteria to be considered acceptable and must also sign the lease as a co-lessee.

NOTE: The property you have previewed will be rented to you in as-is and an inspection walk to be performed before move-in .

I recognize that this rental application is subject to acceptance or rejection. I/We hereby state that the information set forth above is true and complete under penalty of perjury and authorize verification of the information and references given. I/We also authorize Distinctive Homes at Springs Ranch LLC to run any necessary credit checks. Should any statement made be misrepresented or false, all of the deposits will be retained as compensation to Distinctive Homes at Springs Ranch LLC for holding the rental off the market. If application is accepted and applicant does not sign lease within five (5) days after notification of approval, the deposit will be forfeited as liquidated damages in payment for holding the unit off the market. NO EXCEPTIONS. I understand that if after approval, I choose not to rent this property for any reason; I will forfeit the amount of deposit I have placed with Distinctive Homes at Springs Ranch LLC. NO EXCEPTIONS.

By signing below, I/we attest to the fact that we have read and accept this application, and that all of the statements included in this application are true and correct.

Applicant _____ Date _____

Co-Applicant _____ Date _____

**Distinctive Homes at Springs Ranch LLC
APPLICATION**

Property Address _____ Date _____ Rent \$ _____

Preferred Move in Date _____ Preferred Lease Term _____ (Years)

Applicant Name _____ D.O.B. _____ SSN# _____

Drivers License # _____ State _____ email: _____

Applicant Name _____ D.O.B. _____ SSN# _____

Drivers License # _____ State _____ email: _____

Number of Dependants _____ Ages _____ Current Rental Amount \$ _____

Current Address _____ City _____ State _____ Zip _____

How long? _____ Phone # _____ Cell #1 _____ Cell# 2 _____

Reason for leaving _____

Landlord/Owner Name _____ Phone # _____

Landlord Fax # _____ email: _____

Previous Address _____ How long? _____

Landlord/Owner Name _____ Phone # _____

Reason for leaving _____

Current Employer _____ Salary _____ Job Title _____

How long? _____ Supervisor _____ Phone # _____

Previous employer? (if less than 2 years) _____ Job Title _____

How long? _____ Job Title _____ Supervisor _____ Phone # _____

Co-Applicant Employer _____ Salary _____ Job Title _____

How long? _____ Supervisor _____ Phone # _____ email: _____

Co-Applicant Previous Employer? (if less than 2 years) _____

How long? _____ Job Title _____ Supervisor _____ Phone # _____

Other sources of Income _____ Amounts _____

Name of Bank _____ Account # _____

Copy of Current Photo ID Attached _____ Proof of Income Attached _____ App. Fee Attached _____

How did you find out about the property? _____

Are you working with a Realtor?.....() No () Yes, who _____

Do you plan to keep pets at this property?..... () No () Yes, what breed _____

Have you ever filed for Bankruptcy?..... () No () Yes, when _____

Have you ever been Evicted from tenancy?.... () No () Yes, when _____

Have you ever willfully or intentionally refused to pay rent when due?... () No () Yes (Explain Foreclosure or Short Sale situation.)

Nearest Relative NOT living with you _____ Relationship _____

Address _____ Phone # _____