

REA PROPERTIES



Rental Application

\$50 Non-Refundable Fee Per Applicant (*All persons over the age of 18 MUST apply.*)

1. Applicant's Personal Information

Applicant's Full Name _____
Birth Date _____ Social Security Number _____
Present Address _____ City _____ State _____ Zip _____
Home Phone # _____ Work # _____
Cell # _____ Email Address _____
Driver's License # _____
Do you Rent or Own? _____ Name of Landlord _____
Phone # for Landlord _____

Employment Information

Current Employer _____
Supervisor's Name _____ Phone # _____
Position Held _____ Salary _____
How long have you worked here? _____

Paystub(s) may be requested for proof of financial verification.

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Emergency Contact Information

Name _____ Relation _____ Number _____
Name _____ Relation _____ Number _____

Your Rental / Criminal History

Have you ever been filed upon for eviction? _____ Have you ever been sued for property damage? _____
Have you ever been convicted of a felony or misdemeanor? _____

Some examples for criminal denial of applications include, **but are not limited to, misdemeanors and felonious convictions for crimes against persons, property, or society including sexual offenses, assault, weapons and drug related offenses. **If you answered yes to any of the above questions, please explain:***

Pet Information

Do you have a pet? Y / N Type/Breed _____ Size/Weight _____

Having a pet in the rental will require a one-time, **non-refundable pet fee of \$300 per pet with a maximum of 2 pets allowed per rental. *Breed restrictions apply!*

Vehicle Information

1. Year _____ Make _____ Model _____
License Plate Number _____ State _____ Color _____
2. Year _____ Make _____ Model _____
License Plate Number _____ State _____ Color _____

Other Residents Residing in Rental Home

Name _____ Age _____ Relation _____
Name _____ Age _____ Relation _____
Name _____ Age _____ Relation _____

Authorization / Acknowledgment

Applicant(s) understands and agrees that any information obtained by REA Properties may include, but is not limited to, Applicant's credit history, criminal record, evidence of any civil litigation and civil judgment(s), records of arrest, past rental history, employment history, salary information and history, vehicle records, Driver's License records, driving history or any other information. ***A credit review only uses information on the applicant that pertains to credit. It does not use characteristics like race, color, religion, sex, national origin, handicap, or familial status in its calculations.***

Applicant(s) authorizes REA Properties to verify this information through any means, including consumer reporting agencies, employers, and other rental housing owners. If there is limited credit history available, income and rental history will be used to evaluate your application.

APPLICATION APPROVAL PROCESS: Approval process will begin when we have received completed applications from all applicants and occupants. REA Properties will verify all information provided including income, rental history, credit reports, and criminal background screening. The three possible outcomes from the approval process are accepted, conditional acceptance, or denied. Additional information and/or co-signer may be required if a conditional acceptance is recommended for income qualification purposes only. If your application is rejected based on the discovery of public records that indicate an unacceptable criminal history, you will be given the name, address and telephone number of the consumer reporting agency that provided the criminal background report. If you are denied because of information from a credit report, the Fair Credit Reporting Act requires the creditor to give you the name, address, and phone number of the credit-reporting agency that supplied the information. It will be the applicant(s) responsibility to contact the credit reporting agency for details regarding the report and to obtain a copy of the report.

*Although we attempt to process applications in a timely manner and accurately some circumstances will require additional time to process. Our goal is to have an application processed in no more than 48 hours.

SECURITY DEPOSIT AGREEMENT: Once an application is approved, the applicant(s) must sign a lease agreement and pay the security deposit in full within 48 hours. This reserves the property for the applicant(s) and removes the property from being offered to other potential renters.

Should the applicant(s) decide to withdraw their intended residency and break their lease agreement PRIOR to a move in, the security deposit shall be forfeited and not refunded to the applicant(s).

Applicants Initials

Applicant(s) has read and understands the above statements to the best of his/her knowledge and states that all facts are true and correct.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____

****Applications will be kept on file for no more than ninety (90) days. If an applicant chooses to challenge a denial made by REA Properties, they must do so within this ninety (90) day time frame. During this time REA Properties will not be required to continue to reserve the unit for applicant(s). After the ninety (90) day period is over, a new application must be fully submitted and reprocessed.***

THANK YOU FOR APPLYING FOR A RENTAL HOME WITH REA PROPERTIES!

AGENCY DISCLOSURE: WHEN SHOWING PROPERTIES AND ASSISTING IN LEASING OF PROPERTIES, REA PROPERTIES WILL BE REPRESENTING THE LANDLORD/OWNER AND IN DOING SO REA PROPERTIES AND ITS AGENTS WILL WORK TO PROMOTE THE BEST INTEREST OF THE LANDLORD/OWNER. REA PROPERTIES, AS AGENT TO THE LANDLORD/OWNER IS REQUIRED TO PROVIDE ANY INFORMATION ABOUT APPLICANT(S) (PERSONAL/FINANCIAL/CONFIDENTIAL) THAT WOULD HELP THE LANDLORD/OWNER IN THE LEASING OF THE PROPERTY.

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