

# 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 # \_\_\_\_\_  
Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Home Phone # \_\_\_\_\_ Work # \_\_\_\_\_  
Cell # \_\_\_\_\_ Email Address \_\_\_\_\_  
Driver's License # \_\_\_\_\_  
**Relation to Co-Applicant** \_\_\_\_\_

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 income.*

### 2. Applicant's Personal Information

Applicant's Full Name \_\_\_\_\_  
Birth Date \_\_\_\_\_ Social Security # \_\_\_\_\_  
Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Home Phone # \_\_\_\_\_ Work # \_\_\_\_\_  
Cell # \_\_\_\_\_ Email Address \_\_\_\_\_  
Driver's License # \_\_\_\_\_  
**Relation to Co-Applicant** \_\_\_\_\_

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 income.*

### 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 *\*Select communities' only!*

Do you have a pet? **Y / N** Type/Breed \_\_\_\_\_ Size/Weight \_\_\_\_\_

*\*Having a pet in the rental home 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 \_\_\_\_\_

## Occupants to Reside In Rental Home *(any person under 18 years of age)*

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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