



Riveredge Investors, LLC Rental Application For Long-Term Tenants

ADDRESS OF RENTAL PROPERTY _____

How did you hear about this property? _____

PLEASE NOTE: A separate application is required for each applicant over the age of 18 (excluding dependent children) who will reside at the property. This is to guarantee compliance with the state, local and Federal Fair Housing Acts. Please print clearly and complete all sections. Incomplete applications will not be processed. **Certain animals including Pit Bulls, Rottweilers, Akitas, Dobermans, Chow-Chows or crossbreeds thereof, and any animal with a history of biting are not accepted. There is a pet deposit of \$100 and a \$25 per pet monthly charge.**

THE FOLLOWING TWO OPTIONS* ARE MADE AVAILABLE TO ALL APPLICANTS:

First Option: Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property.
Second Option: Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.

**Note: All applicants desiring to live together must choose the same option*

I elect the first option. I elect the second option.

PLEASE NOTE: APPLICANTS WILL NOT BE ACCEPTED ON "A FIRST-COME, FIRST-SERVED BASIS." LANDLORD WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Please Print or Type

Today's date: _____ Desired move-in date _____

Applicant's full legal name _____ Soc Sec # _____

Other name(s) used within the last 5 yrs. _____ Have you applied for residency with us before? _____

Home phone # _____ Work phone # _____ Cell phone # _____

Driver's License Number _____

Email address _____ Length of desired occupancy? ____ Years

What is the best way for us to contact you regarding this application? _____

List Your Last Five Years Residence History & At Least Your Last Two Addresses

Current address _____ City _____ State _____ Zip _____

Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at present address? _____ Occupancy dates _____ Monthly Rent or Mortgage _____

Landlord or Mortgage Company _____ Phone # _____

Loan # (if applicable) _____ Are your payments current? _____ Why are you moving? _____

Former address _____ City _____

State _____ Zip _____

Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at former address? _____ Occupancy dates _____ Monthly Rent or Mortgage _____

Landlord or Mortgage Company _____ Phone # _____

Former address _____ City _____ State _____ Zip _____

Type of property? (Apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at former address? _____ Occupancy dates _____ Monthly Rent or Mortgage _____

Landlord or Mortgage Company _____ Phone # _____

List Your Employment History For The Last Five Years (Please include titles or military ranks, etc. Note - you may be asked to substantiate your income with tax returns, 1099s and/or other documentation if self employed. **Page 2 of 4**

Current Employer _____ Dates _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay _____
 Mo take-home _____. Superior's name & position _____, Phone # _____
 List any additional monthly income (child support, SS, etc.) _____

Former Employer _____ Dates _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay _____
 Mo take-home _____. Superior's name & position _____ Phone # _____
 List any additional monthly income (child support, SS, etc.) _____

Former Employer _____ Dates _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay _____
 Mo take-home _____. Superior's name & position _____ Phone # _____
 List any additional monthly income (child support, SS, etc.) _____

List others who will be living with you:

| | <u>Name</u> | <u>Relationship</u> | <u>Age</u> | <u>Occupation</u> |
|----|-------------|---------------------|------------|-------------------|
| 1. | _____ | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ |
| 4. | _____ | _____ | _____ | _____ |

List Nearest Living Relatives (For Emergency Contact and/or Reference)

| | <u>Name</u> | <u>Relationship</u> | <u>Age</u> | <u>Occupation</u> |
|----|-------------|---------------------|------------|-------------------|
| 1. | _____ | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ | _____ |

List All Vehicles

| | <u>Vehicle</u> | <u>Make/Model/Year</u> | <u>License No./State</u> |
|----|----------------|------------------------|--------------------------|
| 1. | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |

List All Pets 'Which You Desire To Have Live On The Premises'

| | <u>Pet's Name</u> | <u>Type/Breed/Size</u> | <u>Sex/Neutered/Spayed</u> |
|----|-------------------|------------------------|----------------------------|
| 1. | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ |

List Bank Accounts

| | <u>Bank Name</u> | <u>Account#</u> | <u>Checking/Savings</u> | <u>Approx. Balance</u> |
|----|------------------|-----------------|-------------------------|------------------------|
| 1. | _____ | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ | _____ |

Credit References - Credit Cards & Loans

What are your approximate scheduled monthly payments? _____

| Name | Account# | Purpose | \$ Limit | Balance | Monthly Payment |
|----------|----------|---------|----------|---------|-----------------|
| 1. _____ | | | | | |
| 2. _____ | | | | | |
| 3. _____ | | | | | |

List Two Personal/Professional References (Accountant, Lawyer, Banker not related to you)

| Name | Address | City / State / Zip | Phone # |
|----------|---------|--------------------|---------|
| 1. _____ | | | |
| 2. _____ | | | |

Personal Skills: Lawn/Garden Care Plumbing Carpentry Painting Electrical/Mechanical
Other _____

Tools You Own: Tool Box Mower Yard tools Vacuum Hoses/Sprinklers

1. Have you ever been evicted or asked to move from any tenancy? (If yes, please explain below) When _____ Yes No
2. Have you ever broken a rental agreement or lease? (If yes, please explain below.) Yes No
3. Have you ever willfully and intentionally refused to pay rent when due? Yes No
4. Do you know of anything which might interrupt your income or ability to pay rent? Yes No
5. Rent is due in advance on the last business day of each month. Are you able to fulfill this requirement? Yes No
6. Have you ever filed a petition of bankruptcy? (If yes, please explain below noting when and where. Yes No
(If the bankruptcy was discharged, please give the date of the discharge.) _____
7. Have you or anyone in your household ever been convicted of a felony or misdemeanor? Yes No
(If yes, please explain below.) _____
8. Are you obligated to pay child support or alimony? (If yes, how much?) _____ Yes No
9. Do you plan to conduct any commercial business from the residence? (If yes, please explain below.) _____

List any additional information you think will help us process your application (attach additional information if necessary)

Applicant agrees to pay a non refundable application fee of \$35 to Riveredge Investors, LLC for the processing of this rental application. Riveredge Investors, LLC and its agents are hereby authorized to obtain credit reports, a vehicle operation history and criminal history of applicant using various state and private sources along with any other public records available. Applicant understands and agrees that applicant will not receive copies of credit reports obtained. **Note: Go to www.riveredgeinvestors.com to complete the 5 pages of application information. Note online PayPal link to pay the application fee. E-mail copies of drivers license, social security card last two pay stubs (or two-years tax returns if self employed) to riveredge229@hotmail.com .**

Applicant authorizes present and past Landlords, Employers, Banks, Credit References, Personal References, Courts of Law and any other person/entity to release information regarding applicant's credit, rental, employment and/or criminal histories. A copy of this authorization may be accepted as an original. I agree to indemnify and hold harmless the person to whom this request is presented and his agents from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request.

I acknowledge further that I have read this form, understand its meaning and agree to be bound by it in its entirety.

Date _____

Applicant's Signature

Date of Birth (needed to request credit report)

ADDITIONAL INFORMATION REQUIRED FROM APPLICANTS:

- 1. An application is required from each adult who will be living in the property.**
- 2. Copy of two most recent pay stubs or tax returns if self employed.**
- 3. Riveredge Investors uses a 3:1 income to rent ratio to accept an application.
For example, if rent charged is \$1,000, then Applicant's net income (income after taxes) is required to be at least \$3,000.**
- 4. Copy of social security card;**
- 5. Copy of driver's license; and**
- 6. Written permission from employer to discuss employment if required by employer.**

We Are Pet-Friendly!!

Thanks for your interest in leasing one of our properties!