

# Market South Management

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## APPLICATION TO RENT

**(All sections must be completed)**

This application will not be processed until all of the following is received: a) a completed and signed application for each occupant over 18 years of age, 2) a copy of a government issued picture ID for all applicants, preferably a drivers license, 3) application fee of \$40.00 (cash, money order or certified check) from each applicant 18 years or older, and 4) holding fee of half of the one month's rent (money order or certified funds). This application is the property of Market South Management (MSM). It contains confidential information to be used in conjunction with processing an application for rental housing. All persons 18 years or older, who will occupy the desired property, must complete a **separate** Application and sign the lease agreement. This application shall under no circumstances be considered a lease agreement between Applicant and Management or an offer to lease. No lease shall exist between Applicant and Management unless and until the parties enter into a formal lease agreement and Applicant pays all required fees, deposits and advance rent. MSM is the agent of the property owner, represents only the owner, and is paid by the owner. Normal processing time is 24-36 hours.

Application date \_\_\_\_/\_\_\_\_/2013 Desired residence \_\_\_\_\_ Unit # \_\_\_\_\_

Monthly rental rate \$ \_\_\_\_\_ Desired move-in date \_\_\_\_/\_\_\_\_/20\_\_\_\_ Current phone # \_\_\_\_\_

E-mail address \_\_\_\_\_

### PERSONAL INFORMATION

Full Name \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_  
*First Middle Last Suffix*

Social Security Number \_\_\_\_-\_\_\_\_-\_\_\_\_ Drivers License Number \_\_\_\_\_ State \_\_\_\_\_

Name of Co-Applicant \_\_\_\_\_ (Co-applicant must complete separate application)

Full Name(s) of all other Occupant(s) \_\_\_\_\_

Are you or any occupant a smoker? \_\_\_\_\_ PETS - For each pet, list the name, breed, age and weight when full grown (for fish, the size of the aquarium) \_\_\_\_\_ List make, model, year and license number of all vehicles (include motorcycles, boats, Motor homes, etc. that will be kept at the property \_\_\_\_\_

Name of Relative (not living with you) \_\_\_\_\_ Relationship \_\_\_\_\_

Street Address \_\_\_\_\_ Unit # \_\_\_\_\_ City/ST/Zip \_\_\_\_\_

Home phone \_\_\_\_\_ Other phone \_\_\_\_\_ E-mail \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_

Street Address \_\_\_\_\_ Unit # \_\_\_\_\_ City/ST/Zip \_\_\_\_\_

### RESIDENCE HISTORY

CURRENT ADDRESS: Street \_\_\_\_\_ Unit # \_\_\_\_\_ City/ST/Zip \_\_\_\_\_

Month/Year moved in \_\_\_\_/\_\_\_\_; Reason for leaving \_\_\_\_\_

Landlord \_\_\_\_\_ Phone # \_\_\_\_\_ Mo. Pmt. \$ \_\_\_\_\_

PREVIOUS ADDRESS: Street \_\_\_\_\_ Unit # \_\_\_\_\_ City/ST/Zip \_\_\_\_\_

Month/Year moved in \_\_\_\_/\_\_\_\_; out \_\_\_\_/\_\_\_\_ Reason for leaving \_\_\_\_\_

Landlord \_\_\_\_\_ Phone # \_\_\_\_\_ Mo. Pmt. \$ \_\_\_\_\_

PREVIOUS ADDRESS: Street \_\_\_\_\_ Unit # \_\_\_\_\_ City/ST/Zip \_\_\_\_\_

Month/Year moved in \_\_\_\_/\_\_\_\_; out \_\_\_\_/\_\_\_\_ Reason for leaving \_\_\_\_\_

Landlord \_\_\_\_\_ Phone # \_\_\_\_\_ Mo. Pmt. \$ \_\_\_\_\_

**EMPLOYMENT INFORMATION**

Employment Status:  Full-time  Part-time  Retired  Unemployed  Student  Other (Explain) \_\_\_\_\_

Employer/School \_\_\_\_\_ Address \_\_\_\_\_

City/ST/Zip \_\_\_\_\_ Phone # \_\_\_\_\_ Supervisor \_\_\_\_\_

Date Employed \_\_\_\_/\_\_\_\_/\_\_\_\_ Position \_\_\_\_\_ Salary \$ \_\_\_\_\_ per \_\_\_\_\_

*If there are other sources of income you would like for us to consider, please list the income, source of income, and a contact person for confirmation. You do not have to reveal alimony, child support or spouse's income unless you want us to consider it in this application.*

Amount \$ \_\_\_\_\_ per \_\_\_\_\_ Source \_\_\_\_\_

**BANK AND CREDIT REFERENCES**

Bank Name/Branch	Contact	Phone	Type of Acct.	Acct. Number

Have you or any co-applicant ever been evicted? \_\_\_\_\_ Broken a lease? \_\_\_\_\_ Refused to pay rent? \_\_\_\_\_ Filed bankruptcy? \_\_\_\_\_ Been convicted of a felony? \_\_\_\_\_ Received deferred adjudication for a felony? \_\_\_\_\_ (You represent "NO" to any blank not answered above.) Explain in detail any "YES" answer \_\_\_\_\_

**TERMS OF APPLICATION**

Applicant requests the desired residence listed on the front of this application to be taken "off the rental market" upon notification of approval. For consideration of 1/2 of one month's rent paid with **money order or certified funds** paid at time of application, Market South Management agrees to TAKE THIS PROPERTY OFF THE MARKET FOR A MAXIMUM OF 14 DAYS AFTER THE APPLICATION IS APPROVED. If Applicant leases the property, this DEPOSIT SHALL BE APPLIED TO THE FIRST MONTH'S RENT. Applicant further understands that if he/she DOES NOT TAKE OCCUPANCY AFTER BEING APPROVED, THIS DEPOSIT SHALL BE FORFEITED. THIS IS NOT A SECURITY DEPOSIT. The Security Deposit will be collected at time of the move-in inspection.

Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty may result in the termination of any Lease entered into with Applicant by Landlord.

I hereby authorize Market South Management to investigate the information supplied by me and to conduct any and all inquiries it deems necessary to verify and evaluate this application. I specifically authorize and request all present and former employers, mortgage holders, landlords, rental agents, credit grantors, banks, credit reporting agencies, and criminal reporting agencies to release any information requested in connection with the evaluation of this application. I also authorize Market South Management to share the information on this application and related verification data to anyone Market South Management feels is part of the qualifying process, including the Owner of the property.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_ Co-applicant \_\_\_\_\_ Date \_\_\_\_\_

**MISCELLANEOUS**

Please give any additional information that might help Management evaluate this application

**DISPOSITION (Office Use Only)**

APPROVED  DENIED for:  Income  Credit  Rental History By \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_  
(Denial letter mailed on \_\_\_\_/\_\_\_\_/\_\_\_\_ by \_\_\_\_\_, copy attached)