

GENE THOMPSON & ASSOCIATES

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**APPLICATION REQUIREMENTS
PLEASE READ BEFORE COMPLETING RENTAL APPLICATION:**

- 1. VERIFIABLE RENTAL HISTORY (EXCLUDING FRIENDS, FAMILY & EMPLOYERS)
 - A. LANDLORD NAME AND PHONE NUMBER FOR LAST TWO RENTAL ADDRESSES (OR MORTGAGE VERIFICATION). BEGINNING WITH MOST RECENT.
- 2. IDENTIFICATION (TWO REQUIRED)
 - A. DRIVERS LICENSE AND/OR STATE PICTURE IDENTIFICATION CARD
 - B. SOCIAL SECURITY CARD
 - C. APPLICATIONS CANNOT BE PROCESSED WITHOUT IDENTIFICATION
- 3. PETS
 - A. SMALL PETS (UNDER 30 POUNDS) ACCEPTED WITH DEPOSIT: \$200.00 EACH ANIMAL
 - B. VICIOUS ANIMALS NOT ACCEPTED (EXAMPLES: DOBERMAN ROTTWEILER, PIT BULL, CHOW, BOBCATS, SNAKES)
 - C. SOME UNITS AT OWNER REQUEST WILL NOT ACCEPT PETS.
- 4. APPLICATION FEES (**DUE IN CASH**) (**NO CHECKS**)
 - A. \$25.00 EACH ADULT
 - B. DUE WHEN COMPLETED APPLICATION IS TAKEN
- 5. OCCUPANCY LIMIT
 - A. TWO PERSONS PER BEDROOM LIMIT
 - B. NO TWO FAMILIES IN ONE UNIT (CHILDREN OVER 18 CONSIDERED ADULTS)
- 6. CERTIFICATE OF OCCUPANCY
 - A. **APPLICANT IS RESPONSIBLE** FOR APPLYING FOR PERMITS AND PAYMENT OF FEES ASSOCIATED WITH CITY REQUIRED INSPECTIONS AND OCCUPANCY CERTIFICATES. Int. _____ Int. _____
- 7. CRIMINAL HISTORY
 - A. NO FELONY DRUG RELATED CASES SERVING PAROLE OR PROBATION
 - B. NO SEX OFFENSE CASES

LEAD WARNING STATEMENT

HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD-BASED PAINT. LEAD FROM PAINT, PAINT CHIPS, DUST CAN POSE HEALTH HAZARDS IF NOT MANAGED PROPERLY. LEAD EXPOSURE IS ESPECIALLY HARMFUL TO YOUNG CHILDREN AND PREGNANT WOMEN. BEFORE RENTING PRE-1978 HOUSING, LESSORS (LANDLORDS, OWNERS, OR AGENTS) MUST DISCLOSE THE PRESENCE OF KNOWN LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN THE DWELLING. TENANTS MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

OWNER OR AGENT HAS NO KNOWLEDGE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN THE PROPERTY. (THIS IS NOT A REPRESENTATION THAT THE PROPERTY IS FREE OF LEAD-BASED PAINT AND IS ONLY A STATEMENT OF LANDLORD'S KNOWLEDGE)

OWNER OR AGENT HAS NO REPORTS OR RECORDS PERTAINING TO LEAD-BASED PAINT HAZARDS IN THE PROPERTY.

TENANT HAS RECEIVED THE PAMPHLET ENTITLED PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.

TENANT

DATE

TENANT

DATE

OWNER/AGENT

DATE



RENTAL APPLICATION

DATE: _____ ADDRESS OF PROPERTY APPLYING FOR: _____

APPLICANTS NAME: FULL NAME (AS ON DRIVERS LICENSE OR GOVT. ID) _____

LAST 3 NUMBERS OF DRIVERS LICENSE _____ LAST 3 NUMBERS OF SOCIAL SECURITY: _____

DATE OF BIRTH: _____ TELEPHONE NO. _____

PRESENT ADDRESS _____

CITY _____ STATE _____ ZIP _____

NAME OF PRESENT LANDLORD _____ TELEPHONE NO. _____

PREVIOUS ADDRESS _____

CITY _____ STATE _____ ZIP _____

NAME OF PREVIOUS LANDLORD _____ TELEPHONE NO. _____

EMPLOYER: _____ TELEPHONE NO. _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

SPOUSE/CO-APPLICANT: FULL NAME (AS ON DRIVERS LICENSE OR GOVT. ID) _____

DRIVERS LICENSE NO. & STATE _____ SOCIAL SECURITY NO. _____

DATE OF BIRTH: _____ TELEPHONE NO. _____

EMPLOYER: _____ TELEPHONE NO. _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

OTHER OCCUPANTS/CHILDREN

NAME _____ AGE _____

NAME _____ AGE _____

NAME _____ AGE _____

NAME _____ AGE _____

PET INFORMATION

WILL YOU HAVE A PET? YES _____ NO _____ IF YES PLEASE LIST THE KIND AND BREED FOR EACH PET

EMERGENCY CONTACT INFORMATION: THIS INFORMATION IS MANDATORY. IN EMERGENCY, NOTIFY:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE NO. _____ WORK NO. _____

APPLICATION AGREEMENT

APPLICATION FEE, **(NONREFUNDABLE)**. YOU HAVE DELIVERED TO OUR ASSOCIATE AN APPLICATION FEE IN THE AMOUNT INDICATED BELOW AND THIS PAYMENT PARTIALLY DEFRAYS THE COST OF ADMINISTRATIVE PAPERWORK. **IT IS NONREFUNDABLE.**

APPLICATION FEE (NONREFUNDABLE) \$ _____

DISCLOSURE

I/WE DECLARE THE FOREGOING INFORMATION IS TRUE AND CORRECT, AND I/WE HEREBY AUTHORIZE YOU (GENE THOMPSON & ASSOCIATES) TO CONDUCT AN EMPLOYMENT, CREDIT CHECK, CRIMINAL CHECK, AND TO VERIFY OUR REFERENCES. IF YOU DO NOT MEET THE APPLICATION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED.

APPLICANTS SIGNATURE _____ DATE _____

CO-APPLICANT'S SIGNATURE _____ DATE _____