

Applying with _____

FOUR STAR

REALTY & PROPERTY MANAGEMENT, INC.

How did you hear about us?

Website ___ Sign ___ Craigslist ___ Availability list ___ Word of Mouth ___ Walk-in ___

RENTAL APPLICATION

(For confidential use by management only)

Applying for address _____ Unit # _____

Ideal move-in date _____ Ideal lease length _____

Applicant full name _____ Date of birth _____

Driver's license # _____ State _____ Social Security # _____

Current address _____ City _____ State _____ Zip _____

Cell phone _____ Email _____

How many will occupy the property? Adults _____ Minors _____ Pets _____

Type of Pet _____ Breed _____ Age of Pet _____ Weight _____

Automobile: Make _____ Year _____ License plate # _____ Do you presently: Rent Own

Current monthly rent or house payment \$ _____ How long at current address? _____

If renting, who is your current landlord? _____ Phone _____

Email _____ Leased from _____ to _____

Have you ever been asked to vacate? Yes No Have you ever been convicted of a felony? Yes No

Emergency contact name _____ Relationship _____

Phone # _____ Email _____

Address _____

Co-Signer information: All undergraduates, as well as any applicants whose income does not meet our rental standards, must provide co-signer information. Check here if information is the same as emergency contact. If not, please fill out below:

Co-signer name _____ Relationship _____

Phone # _____ Email _____

Address _____

Employment information:

Employer _____ Position _____

Email Address _____ Employer Phone # _____

Contact _____ Length of employment _____ Average monthly income \$ _____

If employed less than one year with current employer, please provide the following information:

Employer _____ Position _____

Email Address _____ Employer Phone # _____

Contact _____ Length of employment _____ Average monthly income \$ _____

Other Income: Please explain and provide documentation of other income source if not salary

Application fee:

A fee of \$45 app fee and a \$35 administrative processing fee, for a total of \$80 total per person over 18 is required at the time of application. It is understood that the application fee is not refundable. This is in addition to a deposit. **If Applicant is applying for rental "site unseen," Applicant acknowledges the inherent risks involved with such action.**

Information release authorization:

I certify that the facts set forth in this rental application are true and complete to the best of my knowledge. You are hereby authorized to make any investigation of my credit report, previous landlord references, employment and criminal history. I hereby authorize the release of all information. I agree that an emailed or faxed copy of this authorization be accepted with the same authority as the original. Applicant representations made in the rental application shall be considered inducements to Agent to execute the agreement. Misrepresentations in the application shall be considered as cause to terminate the lease.

Signature _____ Date _____

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Four Star Realty and Property Management, Inc

Broker