

Austin Realty Management

APPLICATION FOR LEASE/CREDIT APPLICATION

(This is a legally binding contract. If not understood, seek competent advice before signing)

The property will be shown and made available to all persons without regard to race, creed, color, religion, national origin, sex, familiar status, handicap, or elderliness in compliance with all applicable federal and state and local fair housing standards, laws, and regulations.

Date _____

Application is made to lease premises known as _____ for _____ year beginning on the _____ day of _____ 2011 for the monthly rent of \$_____ payable in advance on the day of each month. It is understood the premises are to be used as a family residence occupied by not more than _____ persons; and that occupancy is contingent upon the property being vacated by the present occupant. All personal property placed in said premises shall be at tenant=s risk. **Application is being made for the Premises in its present condition, unless otherwise indicated. THE PROPERTY IS LEASED IN AS-IS CONDITION AND NO ASSURANCES CONCERNING REPAIRS, ALTERATIONS, REMODELING, OR REPAINTING, ORAL OR WRITTEN, ARE GIVEN OR REQUIRED UNLESS SPECIFIED IN WRITING IN THE LEASE AGREEMENT.** A deposit in the sum of \$_____ is made herewith to be held by AUSTIN REALTY MANAGEMENT & INVESTMENTS, INC., in payment of the first months rent, with the clear understanding that this application, including each prospective occupant, is subject to approval and acceptance. If this application is not approved and accepted by the owner or agent, the deposit will be refunded. If this application is approved, a deed of lease must be executed within 3 days. After approval and acceptance, the applicant agrees to execute a lease in accordance with the terms of the application. If the applicant does not execute the lease, the first months rent will be forfeited to compensate the owner for damages suffered, to include but not limited to lost rental income, agents commission, cost of re-advertising, and reasonable processing fees. **NON-REFUNDABLE RENTAL PROCESSING FEE/CREDIT VERIFICATION FEE.** A non-refundable processing fee in the amount of **\$40.00 per applicant** is included with this application.

Applicants Name _____
 (Last Name) (First) (Initial) (Date of Birth) (Social Security No.)

Co-Applicant _____
 (Last Name) (First) (Initial) (Date of Birth) (Social Security No.)

Applicant's Primary Contact Number _____

Names of All Other Occupants to Live in the Home

_____	_____	_____	_____	_____
(Last Name)	(First)	(Initial)	(Date of Birth)	(Relationship)
_____	_____	_____	_____	_____
(Last Name)	(First)	(Initial)	(Date of Birth)	(Relationship)
_____	_____	_____	_____	_____
(Last Name)	(First)	(Initial)	(Date of Birth)	(Relationship)
_____	_____	_____	_____	_____
(Last Name)	(First)	(Initial)	(Date of Birth)	(Relationship)

Present Address _____
 (Street & number) (City) (State) (Zip) (How Long)

Name of Landlord or Mortgage Co _____ Telephone _____

Rent or Mtg/month _____ How long _____ Reason for Moving _____

Previous Address _____
 (Street & number) (City) (State) (Zip) (How Long)

Name of Landlord or Mortgage Co _____ Telephone _____

Rent or Mtg/month _____ How long _____ Reason for Moving _____

APPLICANTS PRESENT EMPLOYMENT

Business Name _____ How Long _____

Address _____ Supervisor _____ Phone#(____) _____

Position _____ Salary _____ Per (hour, week, month, or Year) _____

PREVIOUS EMPLOYMENT

Business Name _____ How Long _____

Address _____ Supervisor _____ Phone#(____) _____

Position _____ Salary _____ Per (hour, week, month, or Year) _____

CO-APPLICANT EMPLOYMENT

Business Name _____ How Long _____

Address _____ Supervisor _____ Phone#(____) _____

Position _____ Salary _____ Per (hour, week, month, or year) _____

OTHER INCOME \$ _____ Per _____ Source _____ Court Ordered? _____

BANK REFERENCES:

Bank Name _____ Checking or Savings _____ Balance \$ _____

Bank Name _____ Checking or Savings _____ Balance \$ _____

PETS Yes/No _____ Number _____ Describe (type, breed, weight, gender) _____

Do You Own or Plan to Purchase a Waterbed? _____ Do you own a very heavy object such as a Safe? (May be prohibited) _____

AUTOMOBILES, CAMPERS, VANS, TRAILERS, TRUCKS, COMMERCIAL VEHICLES, ETC.

Make	Model	Year	Color	State	License Number
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

PERSONAL REFERENCE:

Name _____ Relationship _____

Address _____ Zip _____ Phone #(____) _____

IN CASE OF EMERGENCY NOTIFY:

Name _____ Relationship _____

Address _____ Zip _____ Phone # (____) _____

Has Applicant or Co-Applicant ever Filed for Bankruptcy? _____ Date Filed _____ Explanation _____

Has Applicant or Co-Applicant ever been Evicted? _____ When _____ Name of Landlord _____

Does Applicant or Co-Applicant have any current or past Judgments? _____ Reason _____

Is Applicant or Co-Applicant party to a Lawsuit? _____

AGENCY: The undersigned Applicant(s) hereby acknowledge disclosure that in this real estate lease application; the listing company, AUSTIN REALTY MANAGEMENT AND INVESTMENTS, INC. & AUSTIN REALTY MANAGEMENT, LLC. , and their associates represent the landlord and are acting as agents of the landlord and not the applicant.

NOTE TO LEASEE: The Owner(s)/agent make no representations with respect to any matters which may pertain to parcels adjacent to the subject parcel. You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23(19.2-387et.seq.) of title 19.2 whether the owner proceeds under subdivision 1 or 2 of subsection a of 55-519. Such information may be obtained by contacting your local police department or the Department of State Police, central criminal records exchange at 804-674-2000. On line access can be obtained at www.vsp.state.va.us

I/WE REPRESENT THAT THE PREMISES SHALL NOT BE USED FOR ANY ILLEGAL OR RESTRICTED PURPOSE(S) AND CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY/OUR KNOWLEDGE. I/WE HEREBY AUTHORIZE THE PERSON OR FIRM TO WHOM THIS APPLICATION IS MADE, ANY CREDIT BUREAU OR OTHER INVESTIGATIVE AGENCY EMPLOYED BY SUCH PERSON, TO INVESTIGATE THE REFERENCES HEREIN LISTED OR STATEMENTS OR OTHER DATA OBTAINED FROM ME OR FROM ANY OTHER PERSON PERTAINING TO MY CREDIT AND FINANCIAL RESPONSIBILITY.

APPLICANT _____ DATE _____ CO-APPLICANT _____ DATE _____

PHONE _____ PHONE _____

AGENT (Name, Phone, Firm, Address) _____

FOR OFFICE USE ONLY

APPLICANT IS: Approved _____ Disapproved _____ By _____ Date Notified _____ By _____

