

SOLID ROCK PROPERTY MANAGEMENT LLC

www.SolidRockAR.com

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Lease Application

Property of Interest: _____ Move In Date _____

Personal Information

Name: _____
First Middle Last Maiden

SSN #: _____ DL#: _____ State: _____ Birth Date: _____

Home #: _____ Work #: _____ Cell #: _____ Other #: _____

Email: _____

List of All Occupants who will reside in the home (please include the birthdates of each): _____

Rental References

CURRENT:

Address _____
House Number/Street City State Zip

Landlord Name: _____ Phone # _____

Rent Rate: _____ Length of Rental From: _____ To: _____

Reason For Moving: _____

PREVIOUS:

Address _____
House Number/Street City State Zip

Landlord Name: _____ Phone # _____

Rent Rate: _____ Length of Rental From: _____ To: _____

Reason For Moving: _____

Employment References

CURRENT:

Employer _____ Address: _____

Phone # _____ Monthly Income: _____ Length: _____ Position: _____

PREVIOUS:

Employer _____ Address: _____

Phone # _____ Monthly Income: _____ Length: _____ Position: _____

OTHER SOURCE OF INCOME: _____ Monthly Amount: _____

Personal References (non-family)

Name	Address	Phone	Relationship
_____	_____	_____	_____
_____	_____	_____	_____

In the event of an emergency that would prevent you from paying rent, is there a relative, person, or agency that could assist you with rent payments?
Emergency Contact _____ Address _____ Phone _____ Relationship _____

1st _____
2nd _____

Vehicle Information

Make/Model _____ Year _____ Color _____ Tag # _____ State _____

Make/Model _____ Year _____ Color _____ Tag # _____ State _____

Pet Information

Pet Name _____, Breed _____, Size _____, Indoor/Outdoor _____

Pet Name _____, Breed _____, Size _____, Indoor/Outdoor _____

Pet Name _____, Breed _____, Size _____, Indoor/Outdoor _____

Pet Name _____, Breed _____, Size _____, Indoor/Outdoor _____

Have any of your current pets ever been known to bite anyone? Yes / No Caused property damage? Yes / No

Have you ever been evicted or requested to vacate?	Yes / No	Ever declared Bankruptcy?	Yes / No
Security deposit not returned?	Yes / No	Been arrested or convicted?	Yes / No
Broken a lease?	Yes / No	Do you have any history of drug use/offenses	Yes / No
Are you subject to being transferred?	Yes / No	Are you in the military?	Yes / No
How did you hear about us? _____		If military, who is your commanding officer? _____	
If yes to any of these, please Explain _____			

Security Deposit and the 1st month's rent must be paid with money order, certified check or cashier's check ONLY.

Do you have money available to pay the security deposit and 1st month's rent in full? _____

Authorizations

I, the **UNDERSIGNED APPLICANT**, affirm that the information contained in this two-page application is true and correct, and I authorize Solid Rock Property Management, to verify all information contained in this application, including but not limited to credit, criminal, rental and employment history. Misstatements, either false or incorrect are reason for denial of occupancy. I also understand that if I rent from Solid Rock Property Management, and I fail to fulfill my obligations, SRPM can submit a negative credit report reflecting my rental history to a credit-reporting agency. I understand this application is the property of Solid Rock Property Management and may be given to the owner.

I fully understand the application fee of \$40 is non-refundable and is not considered a deposit to hold the property. I further agree once application is approved I will have 24 hours to pay a security deposit and sign a hold agreement or a lease.

Agency Representation

Applicant hereby specifically acknowledges that Solid Rock Property Management is the exclusive agent and representative of the Owner of this Rental Property and does not, in any respect, have any fiduciary or other agency responsibilities to Applicant. Applicant also acknowledges that Agent orally advised Applicant of its exclusive representation of Owner prior to Applicant's conveying any confidential information to Agent.

Applicant: _____ Date: _____

APPLICATION APPROVAL GUIDELINES

Solid Rock Property Management, LLC is the exclusive agent and representative of the Property Owner and does not have any fiduciary or agency responsibility to Applicant. All Federal, State and Local laws are followed, and each application is processed without regard to the race, color, religion, sex, handicap, familial status or national origin of Applicant.

GENERAL: At least one applicant per unit must meet the requirements of this Guideline Statement. Each Prospective Tenant (Applicant) 18 yr of age & older must complete a separate application & pay the \$40.00 non-refundable application fee. Full-time students under age 24, living with a qualifying guardian do not have to qualify, but must submit an application and pay the application fee.

Each application must be complete, signed and fee paid before being processed. Applications are processed in the order received. Backup applications will continue to be accepted until the approved Applicant has signed the lease and paid the security deposit and 1st month's rent. A copy of Applicant's driver's license, or other photo ID, is required and will become part of the completed application. All information on application is subject to verification. Applications will be denied if falsified. Applicant will have 24 hours after notification of approval to pay monies required and sign lease or Hold Agreement. Each Applicant will be fully responsible for the lease, rent or any fees due. Only two occupants per bedroom are allowed.

If application is denied, an approved Co-Signer may (upon SRPM's discretion) substitute their application, sign the lease and accept full financial responsibility along with the Applicant. In lieu of a Co-Signer, and at SRPM's discretion, the Applicant may pay a security deposit equal to the maximum the law will allow. The additional security deposit may be paid in equal payments during the first 4 months of occupancy at SRPM's discretion. Guideline requirements may be waived if Applicant pre-pays rent for the full term of the lease.

RENTAL HISTORY: Applicant must have good rental references for six months or more within the last eighteen months unless Applicant has just sold their home or completed military duty. Relatives are not acceptable as rental references. Application may be denied for evictions, damages beyond normal wear & tear, illegal activity on premises, refusal to re-rent by previous landlord or a balance still owed previous landlord.

INCOME: Application may be denied unless verifiable household income is more than three times the rent rate. To be considered as income, Applicant must provide verification of SSI, food stamps, TEA or child support. Unemployment will NEVER be considered income. If Applicant is self-employed then income can be verified by past 12 month's bank statements and previous year's tax return. We do NOT accept housing assistance programs.

CRIMINAL: Application may be denied for any recent activity appearing on the criminal report.

CREDIT: All information showing on the credit report is subject to verification, including previous address and place of employment. Credit history requirements may be waived if Applicant has acceptable rental history from SRPM within the past 18 months. Application will be denied for:

- unpaid collections or judgments without proof of an approved payment plan (one unpaid collection is allowed if not related to rental history)

Discharged bankruptcies, paid judgments, paid collections, medical credit or tax liens are not considered. Chapter 13 Wage Earner Plan is allowed if current at time of application.

PET DEPOSIT: If the property owner agrees to allow animals on the property **AND** you are in compliance with city codes, Applicant will:

- pay a \$350 deposit (\$150 is NON-Refundable) for each animal on the property, **BEFORE** the animal is brought onto the property
- provide picture of pet

Deposit is waived for Applicants providing a medical letter stating that the 'animal' is actually a medically prescribed assistant or companion service animal. Applicant remains responsible for damage done by **ANY** animal brought onto the property.

HOLD FEE: The Hold Fee will be 100% forfeited if the terms of the Hold Agreement are not completed as agreed.

Property may be held for up to two (2) weeks if Applicant signs a Property Hold Agreement and pays a Hold Fee equal to 50% or more of the security deposit.

SECURITY DEPOSIT: Unless otherwise stated, the original Security Deposit is equal to the rent rate and, along with the first month's rent, must be paid by certified funds (money order, cashier's check or certified check). **The Security Deposit will NOT be refunded unless tenant completes the term of the lease AND meets all other conditions of the lease.**

RELEASE FROM LEASE: We may, as a courtesy, release the Tenant from the balance of the lease provided the following conditions are met:

- Tenant pays all cost included in re-leasing the property which may include, but is not limited to, leasing fee (\$500), re-keying locks, cleaning, utilities must remain on, etc. Prepayment of 1 month's rent is required.
- A satisfactory replacement tenant has been approved by SRPM and has paid the security deposit and first month's rent. Existing Tenant is responsible to pay all rent up to the day the Replacement Tenant starts paying rent.