

APPLICATION FOR RENTAL

***Each applicant will be charged a \$25.00 application fee regardless of marital status and applications must be completed prior to seeing any rental properties.**

DATE _____

Property to be rented at _____

Monthly payment _____ Term of Lease _____

Agent with whom you are working _____

When do you wish occupancy? _____

Telephone number where you can be reached - Area Code _____

APPLICANT _____ **Social Security #** _____

Applicant's DOB _____ **Drivers License #** _____

Present Address _____

_____ **Zip Code** _____

Employer _____ Supervisor _____

Address _____ Phone # _____

Position _____ How Long _____ Income \$ _____ per _____

Applicant's Previous Employment _____

Address _____ How Long _____

CO-APPLICANT _____ **Social Security #** _____

Co-Applicant's DOB _____ **Drivers License #** _____

Co-Applicant's Address _____

_____ **Zip Code** _____

Co-Applicant's Employer _____ Supervisor _____

Address _____ Phone # _____

Position _____ How Long _____ Income \$ _____ per _____

Co-Applicant's Previous Employment _____ How Long _____

Total # of Occupants _____ How Many Children _____

Pets? _____ Kind _____ Breed _____ Size/Pounds _____

If you own a cat, is it declawed? _____ Neutered? _____

THIS APPLICATION MUST BE COMPLETED AND SIGNED ON BACK.

Nearest relative not living with you _____

Relationship _____ Address _____

Present Landlord _____ Telephone _____

Address _____ How Long? _____ Rent _____

Former landlord _____ Address _____

_____ Zip Code _____

Automobiles: Make _____ Model _____ Year _____ Tag _____

Make _____ Model _____ Year _____ Tag _____

Personal Reference _____ Telephone () _____

Credit Reference _____ Telephone () _____

Credit Reference _____ Telephone () _____

Do you have a history of poor credit? _____ If so, please explain _____

I hereby believe the above statement to be true and made with the express purpose of inducing the landlord to rent/lease said premises to me. The landlord/agent is authorized to investigate these statements. If the statements are found to be incorrect or misleading, the application may be rejected.

I understand that a credit report will be obtained; and, therefore, a waiting period of 48-72 hours may be observed prior to commitment on any property. A credit report that reveals credit issues such as slow pay, charge offs, etc., could cause the applicant to be rejected. Credit reports are obtained from Trans Union Corporation, 760 W. Sproul Road, P. O. Box 390, Springfield, Pa. 19064-0390, and telephone number is 1-800-888-4213. In the event that your application is denied based on the credit report, it is not the credit agency that is making the decision to reject you. You have the right to obtain a copy of your credit report from the agency, dispute the report, and add a consumer statement to the report.

In the event your application is denied for reasons other than your credit report, the reason will be noted or you may submit a request to have the reason disclosed.

In the event of multiple applicants, only the income that can be verified from credit worthy applicants will be considered. As a standard rule of thumb, the applicant's gross monthly income should be four (4) times the amount of the monthly rental rate. This is subject to change based upon such factors as excessive debt load, part-time income, etc.

I understand that this property will not be withdrawn from the available rental list unless I leave a deposit equal to one month's rent and sign a lease. If I do not receive approval on my application, the deposit will be returned in its entirety.

I understand that should I receive approval on my application, \$400 of my Security Deposit will be retained upon vacating the premises, until such time as I provide the Landlord or his agent with proof of final payment on utilities. The address for the agent is:

Burns and Ellis Realtors
490 N. DuPont Highway
Dover, De 19901
(302) 674-4220

Commercial tenants may be required to submit several years of financial statements prepared by a CPA.

I further understand that upon signing a lease, my Security Deposit (to include any pet deposits) will be deposited into a non-interest bearing escrow account at Wilmington Trust Co., 1100 N. Market Street, Wilmington, De 19890, Account #10954843.

If I move into the rental property mid-month (15th or after), I will be responsible for providing pro-rated rent for that month, plus the next months rent. In the event there is more than one applicant applying for a lease, all rent monies must be submitted with one check.

If I terminate the lease prior to the contract dates (regardless of reason for termination), I understand that I will be charged a half months rent for re-letting/renovating. However, I further understand that I remain responsible for the entire lease term subject to allowances provided by The Landlord-Tenant Code. **In the event the property is re-rented, adjustments will be made accordingly.**

This application shall become a part of the lease. I also agree that no pets shall be kept on premises (unless specified in writing), and furthermore, no more than the number of occupants listed above shall occupy said premises. I agree to give a full 60-day written notice, starting with the first day of the month, prior to the expiration of the lease. If I neglect to do so, I understand my Security Deposit may be retained to cover additional rents due as a result of insufficient notice. In the event of an employment transfer, tenant must give a 30-day **FIRM** notice to vacate; starting with the first day of the month, providing the transfer is confirmed in writing by the employer.

At Burns & Ellis Realtors, not all agents list rental properties for rent, nor do they show prospective tenants rental properties. Upon the submission of a completed rental application, a rental agent will be available to you in a timely manner. It will be helpful, if you would schedule an appointment so that all efforts can be made to accommodate your needs.

AGENCY: This Broker, any cooperating Broker, and any salesperson working with either, are representing the Landlord's interest and have fiduciary responsibilities to the Landlord, but are obligated to treat all parties fairly. The Broker, any cooperating Broker, and any salesperson working with either, without breaching the fiduciary responsibilities to the Landlord, may among other services, provide a potential Tenant with information about the attributes of properties, show with information and assist in preparing an application to rent. The Broker, any cooperating Broker, and any salesperson working with either, also have the duty to respond accurately and honestly to potential Tenant's questions and disclose material facts about properties without unlawful discrimination.

A copy of The Landlord Tenant Code Summary will be provided at the time of the lease. Upon request, a Summary will be provided prior to signing a lease.

EQUAL HOUSING OPPORTUNITY: Brokers and sales associates are required by law and/or the National Association of Realtors Code of Ethics to treat all parties in a property transaction fairly

