

The following Application Agreement will be signed by all Applicants prior to signing a Lease Agreement. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a Lease Agreement. In order to continue with this online application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

1. **Lease Agreement Information.** The Lease Agreement contemplated by the parties is a separate agreement. Special information and conditions must be explicitly noted on a Lease Agreement or in the contemplated Lease Agreement information.

2. **Non-Refundable Lease Application Fee.** Applicant has paid a non-refundable Lease Application Fee of \$65.00 (per Applicant) to process this Rental Application, determine Tenant's credit worthiness to lease the property and conduct a background investigation of Applicant. Any false information will constitute grounds for rejection of application. Landlord's agent is expressly authorized to verify the accuracy and correctness of the statements contained herein, to communicate with Applicant's employers and creditors and to procure such other information which may be required to evaluate this application.

3. **Authorization to Do Credit and Background Check.** Applicant(s) hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

4. **Signature.** Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Agreement.

5. **Warranty of Applicant.** Applicant hereby warrants that the information supplied above is complete and accurate and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Landlord.

6. **Use of Information.** The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the property to Applicant and for all other purposes relative to any future Lease Agreement between the parties including the enforcement thereof.

7. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each Co-Applicant; an application fee has been paid to us; if required, an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.

**8. Application Does Not Create a Lease.** This application, even if accepted, shall under no circumstances be considered a Lease Agreement between Applicant and Landlord or an offer to lease. No Lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

**9. Approval When Lease Agreement Is Not Yet Signed.** If you and all Co-Applicants have not signed the Lease Agreement when we approve the Application, our representative will notify you (or one of you if there are Co-Applicants) of the approval, sign the Lease Agreement when you and all Co-Applicants have signed, and then credit the application deposit of all Applicants toward the required security deposit.

**10. If You Fail to Sign Lease Agreement After Approval.** Unless we authorize otherwise in writing, you and all Co-Applicants must sign the Lease Agreement within 2 days after we give you our approval in person, by telephone or by email, or within 5 days after we mail you our approval. If you or any Co-Applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.

**11. If You Withdraw Before Approval.** You and any Co-Applicant may not withdraw your application or the application deposit. If you or any Co-Applicant withdraws an Application or notifies us that you have changed your mind about renting the dwelling unit, we will be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.

**12. Validity Period.** Approved applications remain in good standing for a period of ninety (90) days from the approval date. If a lease is not signed and/or the applicant fails to occupy a property within the viable time period, a new application must be submitted for verification and approval and a new application fee must be paid.

**13. Non-approval.** We will notify you whether you have been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by e-mail or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day period may be changed only by separate written agreement.

**14. Reason for Denial.** If this application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of Applicant, state the basis for said denial to Applicant.

**15. Extension of Deadlines.** If the deadline for signing, approving, or re-funding under paragraphs 8, 11 or 13 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.

**16. Notice to or from Co-Applicants.** Any notice we give you or your Co-Applicant is considered notice to all Co-Applicants; and any notice from you or your Co-Applicant is considered notice from all Co-Applicants.

17. **Reservation Fee.** A reservation fee may be required along with this Rental Application. If Applicant's application is approved and a Lease is entered into between Landlord and Applicant, the reservation fee shall be applied towards Applicant's first month's rent referenced in said Lease. If Applicant's application is denied, the reservation fee shall be refunded to Applicant without interest. If the Applicant's application is approved and Applicant fails to execute Landlord's standard Lease Agreement for the premises prior to the commencement date (or to pay the required rent thereunder such that the Lease does not commence), then Landlord may retain the reservation fee as liquidated damages, it being acknowledged and agreed that the same is a reasonable pre-estimate of Landlord's damages for not seeking to rent the property to others during this time period and not a penalty.

18. **The reservation deposit is not the security deposit.** We will collect the security deposit from you at the time of the move-in. Certified funds are required for all initial monies, including the reservation deposit, security deposit and first month's rent.

19. **Commitment to Equal Housing.** Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.

20. **Agency Disclosure.** Clients 1st Property Management Specialists, LLC has acted as agent for the Owner in this transaction and is paid a fee by the owner. Clients 1st Property Management Specialist has not acted as an agent in this transaction for the Tenant.

21. **Occupancy.** The maximum number of residents permitted to dwell in any property shall not exceed two (2) occupants per bedroom. County codes and/or ordinances that exist supersede this policy.

22. **Pets.** The following dog breeds or mixture of breeds are not allowed under ANY circumstances: Pit Bull, Staffordshire Terrier, Doberman Pinscher, German Shepherd and Rottweiler. Standard size requirements limit height to 30" and weight of 60 pounds. A non-refundable pet fee in the amount of \$300 will be required for the first pet and \$200 for each additional pet.

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental and employment references. You will also be asked to provide information on your monthly income and, please note, that most properties require that applicant(s) combined gross income is at least two (2) times the monthly rent, including debt.

**Each resident over the age of 18 must submit a separate rental application.**

The following information is a general guideline, though not limited to, of our application acceptance criteria:

- 3:1 income to rent ratio
- 2:1 income to total debt ratio including rent
- Example: \$1000 rent would require \$3000 gross income
- Example: \$1000 rent plus \$500 car payment would require \$3000 gross income
- No one accepted with a credit score under 500 "FAIL"
- Exceptions: 550-600 – 1 ½ times security deposit "CONDITIONAL PASS"  
500-550 – 2 times security deposit "CONDITIONAL PASS"
- Anyone leaving a property that owes money to the landlord will be declined
- An eviction is an AUTOMATIC FAIL
- Sex crimes, violent crimes or crimes against children – AUTOMATIC FAIL
- Open bankruptcy – AUTOMATIC FAIL