



Rental Application

All persons 18 years of age and older must complete an application

AVR Properties general verification guidelines:

1. Approximately 80% positive on credit report. Any credit problems must be explained.
2. Legal and verifiable gross monthly income combined for all applicants must be approximately 3 times the rent
3. Good residential history that is verifiable. If you are renting, rental history must be verified by the property owner or the owners' licensed manager.
4. Have a valid Government Issued photo ID.

Please note:

1. This application is for qualification and does not guarantee approval.
2. The application must be completely and legibly filled out and signed.
3. AVR Properties will process the application as soon as it is received.
4. The property will remain on the market during the verification process.
5. The first qualified application will be offered the property.
6. Denial of one applicant in a group will result in the denial of all applicants in the group.
7. Your application will be delayed if your employer and landlords do not return calls promptly.
8. Some applicants may be asked to provide additional documents for verification. This would include, but not be limited to, self-employed applicants who will have to provide last two years tax returns and current year profit and loss statements.
9. AVR Properties will obtain credit and other reports that demonstrate your ability to pay. These reports include financial obligations, rental history, job stability, and personal references.
10. The following examples may be cause for application denial:
 - a. Judgments or liens
 - b. Unlawful detainer
 - c. Non-discharged bankruptcies
 - d. Unpaid child support
 - e. Extensive disputed credit
 - f. Serious credit items more than 30 days late
 - g. Inaccurate or falsified information or verification
 - h. Residential or employment information cannot be verified

There is a non-refundable \$30 application fee per application

The sum of \$_____ was paid for the purpose of verifying the information submitted on the application to rent _____. The application fee covers \$12.50 to obtain credit reports, eviction reports and other screening reports & \$17.50 to process and verify screening information. It is understood that this sum is in no way to be considered a deposit to hold the dwelling.

Date: _____ Landlord/Manager: _____



THE UNDERSIGNED MAKES APPLICATION TO RENT: ADDRESS: _____ MOVE-IN _____

NAME: _____

SS # _____ - _____ - _____ DATE OF BIRTH _____ / _____ / _____ DL # _____ (State) _____

PHONE (Cell) _____ (Day) _____ (Night) _____

OTHER PROPOSED OCCUPANTS (LIST ALL)

Email _____

NAME	DOB	NAME	DOB
NAME	DOB	NAME	DOB
NAME	DOB	NAME	DOB

- 1. DO YOU HAVE PETS? YES ___ / NO ___ IF YES, PLEASE FILL OUT PET APPLICATION.
- 2. Do you smoke: YES ___/NO ___
- 3. HAVE YOU EVER BEEN A DEFENDENT IN AN UNLAWFUL DETAINER (EVICTION) LAWSUIT OR DEFAULTED (FAILED TO PERFORM) ANY OBLIGATION OF A RENTAL AGREEMENT OR LEASE? YES ___/NO ___ IF YES, PLEASE EXPLAIN: _____

ADDRESS HISTORY: (Complete residential history for 3 years. If less than 10 years at current residence, provide last two residences)

(Required) CURRENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

OWNER / MANAGER: _____ DAY-TIME PHONE: _____

RESIDED THERE FROM: _____ MO _____ YEAR TO _____ MO _____ YEAR : MONTHLY RENT: \$ _____

ANY LATE RENT: _____ ANY NSF CHECKS: _____ ANY NOTICES FROM MANAGEMENT: _____

REASON FOR MOVING: _____

(Required if less than 10 years) PREVIOUS ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

OWNER / MANAGER: _____ DAY-TIME PHONE : _____

RESIDED THERE FROM: _____ MO _____ YEAR TO _____ MO _____ YEAR : MONTHLY RENT: \$ _____

ANY LATE RENT: _____ ANY NSF CHECKS: _____ ANY NOTICES FROM MANAGEMENT: _____ SECURITY DEPOSIT RETURNED: _____

REASON FOR MOVING: _____

(Required if less than 3 years total) PREVIOUS ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

OWNER / MANAGER: _____ DAY-TIME PHONE : _____

RESIDED THERE FROM: _____ MO _____ YEAR TO _____ MO _____ YEAR : MONTHLY RENT: \$ _____

ANY LATE RENT: _____ ANY NSF CHECKS: _____ ANY NOTICES FROM MANAGEMENT: _____ SECURITY DEPOSIT RETURNED: _____

REASON FOR MOVING: _____

EMPLOYMENT

- 1. CURRENT EMPLOYER: _____ 2. Phone # for Employment Verification: _____
- 3. ADDRESS: _____
- 4. GROSS MONTHLY SALARY: \$ _____ 5. POSITION HELD: _____ 6. HOW LONG: _____
- 7. TEMPORARY or PERMENANT: _____ 8. FULL or PART TIME: _____ 9. NAME/TITLE OF SUPERVISOR: _____

NOTIFY IN CASE OF EMERGENCY

NAME	FULL ADDRESS	PH#	RELATIONSHIP
1. _____	_____	_____	_____
2. _____	_____	_____	_____

AUTO MAKE	MODEL	YEAR	LICENSE #	STATE
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____

Applicant represents that statements made above are true and hereby authorize verification of tenancy, employment, income and references including, but not limited to, the obtaining of a credit report and agrees to furnish additional references upon request. Applicant authorizes credit sources, credit bureaus, current and previous landlords, employers and personal references to disclose to AVR Properties information that is relevant. Applicant agrees to hold harmless both AVR Properties and others providing information from any liability for verification information.

X _____ Date: _____
Signature