

TradeMark Residential Application for Occupancy

The undersigned hereby makes application to rent the property located at:

For a Term of _____ Months Monthly rent of \$ _____ Occupancy to begin on _____

Shown to applicant by: _____ of _____
Agent Name Company

PART 1 (PLEASE PRINT CLEARLY)

Applicant: _____ Social Security # _____

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

DOB (mm/dd/yy) _____ Driver's License # _____ State _____ Email: _____

CoApplicant: _____ Social Security # _____

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

DOB (mm/dd/yy) _____ Driver's License # _____ State _____ Email: _____

Have you or co-applicant ever been convicted by a court of law? YES ___ NO ___
Have you or co-applicant ever been convicted for any felony offense? YES ___ NO ___
Have you or co-applicant ever filed for bankruptcy? YES ___ NO ___
Have you or co-applicant ever been evicted from tenancy? YES ___ NO ___
Have you or co-applicant ever willfully/intentionally refused to pay rent when due? YES ___ NO ___
If yes to any of these questions, please explain: _____

Other Occupants:

1) _____ 3) _____
Full Name Age DOB Relationship Full Name Age DOB Relationship

2) _____ 4) _____
Full Name Age DOB Relationship Full Name Age DOB Relationship

Pets:

Type: _____ Breed: _____ Weight: _____ Age: _____ Fixed: _____
Type: _____ Breed: _____ Weight: _____ Age: _____ Fixed: _____

Vehicles:

Your vehicle make/model _____ Year _____ Tag Number _____ State _____
2nd vehicle make/model _____ Year _____ Tag Number _____ State _____
Other vehicles to be parked at the property _____

Emergency Contact:

In case of emergency notify (other than occupants): _____ Tel: _____

Mailing address of emergency contact: _____

PART 2 RESIDENCE HISTORY FOR LAST THREE YEARS: *(LIST CURRENT FIRST, THEN PREVIOUS)*

Current Street Address, City, State & Zip: _____
Landlord/Mortgage Co.: _____ Tel: _____ How long? _____
Mo. Rent/Pmt.: _____ Reason for leaving: _____
Are you currently a homeowner? Yes _____ No _____
Have you given proper notice as required by your lease to vacate? Yes _____ No _____
If no, please explain: _____

Previous Street Address, City, State & Zip: _____
Landlord/Mortgage Co.: _____ Tel: _____ How long? _____
Mo. Rent/Pmt.: _____ Reason for leaving: _____
Previous Street Address, City, State & Zip: _____
Landlord/Mortgage Co.: _____ Tel: _____ How long? _____
Mo. Rent/Pmt.: _____ Reason for leaving: _____

PART 3 EMPLOYMENT FOR LAST THREE YEARS: *(LIST CURRENT FIRST, THEN PREVIOUS**** CURRENT MUST BE LOCAL EMPLOYMENT INFORMATION)*

APPLICANT STATUS: Full-time ___ Part-time ___ Student ___ Retired ___ Unemployed ___
Company Name: _____ Address: _____
Job Title: _____ Length of Employment: _____ Monthly Income: _____
Supervisor: _____ Tel: _____

Company Name: _____ Address: _____
Job Title: _____ Length of Employment: _____ Monthly Income: _____
Supervisor: _____ Tel: _____

CO-APPLICANT STATUS: Full-time ___ Part-time ___ Student ___ Retired ___ Unemployed ___
Company Name: _____ Address: _____
Job Title: _____ Length of Employment: _____ Monthly Income: _____
Supervisor: _____ Tel: _____

Company Name: _____ Address: _____
Job Title: _____ Length of Employment: _____ Monthly Income: _____
Supervisor: _____ Tel: _____

OTHER INCOME:

Source: _____ Amt. per month: _____ **(Please provide documentation)**
(Note: Sources of additional income will NOT be considered, unless applicant(s) provide documentation that establishes such income)

Important: Please attach a copy of two recent pay stubs or an employment letter from a supervisor. If self-employed, please provide documentation of income: copy of last 2 years tax returns, 3 months of bank statements, copy of 1099. If you have additional income, please list on a separate sheet, giving source of the income and amount, and attach proper verification.

PART 4 APPLICATION TERMS

- This offer hereby constitutes my offer to the owner of the above-described premises (hereinafter “premises”), through owner’s agent Trademark Residential Properties, hereinafter referred to as “Trademark Residential,” to lease the premises for the term and upon the conditions set forth in this offer. Before I am given possession of the premises, agree to execute a lease agreement for the premises and pay the security deposit as determined by the owner.
- The property condition of the rental is “**as is.**” Please indicate to the agent, and on this form, any items that need to be addressed with your offer:
 1. _____
 2. _____
 3. _____
 4. _____
- Please allow sufficient time for the owner of the property to address your offer. Upon approval of your offer, the full security deposit must be paid and the lease signed within 72 hours (arrangements to be made with your TradeMark Residential leasing agent).
- Under penalty of perjury, I hereby represent that all of the information I provide herein is true and correct. In the event any of the information is not correct, whether intentional or unintentional, I understand and agree that Trademark Residential may reject my rental offer and, in the event any information in this rental application is discovered to be incorrect after the execution of a written lease, Trademark Residential may hold me in immediate default of any written lease it has with me and shall have the right to re-enter the premises I rent from Trademark Residential and seek a judgment for possession against me (along with any related damages) via a summary ejectment action.
- I understand and agree that my application fee does not bind the owner in anyway (i) to lease the premises to me or (ii) to remove the premises from the real estate market, **unless and until the owner approves and otherwise accepts my rental offer and security deposit is paid**, and I understand and agree that Trademark Residential cannot approve or accept my rental offer without the owner’s express and actual (not apparent) authority. I also agree that in the event Trademark Residential approves my rental offer, such approval shall not bind Trademark Residential in any way and shall not be considered the formation of a binding lease, whether oral or written in nature; rather, I agree such approval is merely conditional in nature, where Trademark Residential may elect, in its sole discretion, to (i) rescind my approval, (ii) refuse to enter into a written lease with me, and (iii) to make the rental offer null and void – at any time prior to signing a written lease with me. I agree that if I fail or refuse, for any reason whatsoever, 1) to execute a written lease agreement for the premises AND 2) to pay the required security deposit within seventy-two (72) hours **after owner has accepted this offer and owner or owner’s agent has notified me of owner’s acceptance of this offer, that the owner will have the right to make the rental offer null and void.**
- Notwithstanding the preceding terms of my offer, I acknowledge and agree that owner and/or owner’s agent may reject this rental offer without liability of any kind in the event that my offer is not approved due to (1) negative information contained in my credit report(s) and (2) any other negative information, including but not limited to my criminal history and any negative rental references. I agree that owner is not bound by the principle of “first come, first serve.”
- The property is available for 12 months, plus any prorated dates in the calendar month, or the advertised lease term. If you request a lease term other than outlined, the Landlord may request additional rent or may deny your offer.
- All utilities are the responsibility of the tenant unless otherwise specified. Utility service in your name for the rental must commence no later than your lease start date. If you have questions concerning utility service, please contact Trademark Residential. Utility companies may require deposits.
- Pets may be permitted at the property on a conditional basis. Pets will be considered case by case with the owner’s approval. There is a non-refundable pet fee required for any pets permitted with the lease.

- Standard items Trademark Residential includes in the North Carolina Residential Rental Agreement are as follows:
 1. Lawn maintenance is the responsibility of the tenant unless otherwise specified.
 2. The tenant will allow showing of the property, with notification, no later than 60 days prior to the end of the tenant's occupancy.
 3. Rentals beginning other than the first day of the month may be prorated on a daily basis.
- All other terms of the North Carolina Rental Agreement apply, including
 1. The tenant is liable for the full rental term specified in the lease. If the tenant breaches the contract, the tenant is liable for: (i) Any unpaid rents and any future lost rental moneys due to vacancy; (ii) Any costs/fees incurred by the Landlord to re-let the property due to Tenant's breach, including any fees to agencies used for assistance in re-letting the property; and (iii) Any costs necessary to clean/repair property to its original condition.
 2. The tenants are required to maintain renter's insurance. The owner may require proof of insurance.
 3. The tenant is not permitted to assign the lease to another party or sublet the property in whole or part.
 4. Landlord may hold your security deposit in an interest-bearing trust account. Interest to accrue to the Landlord, as the Landlord directs.
- I acknowledge and agree that verbal negotiations are binding and enforceable.

All rental moneys, including first month's rent and pet fees, must be paid on or before the start of your lease date, regardless of whether you take possession at that time. The first month's rent, security deposit, and pet fees must be paid in the form of a money order or certified check. The security deposit check must be separate.

APPLICATION FEE

I have submitted the sum of \$ _____ ("application fee") with this application. I understand and agree that this application shall not be considered by the owner and/or owner's agent until the application fee is paid. I understand and agree that the application fee is used by the owner's agent for the payment of processing of this application, which includes costs for verifying the authenticity of the information provided and to obtain or otherwise procure information regarding my credit history, criminal background, and rental references. As such, I understand and agree that the application fee is nonrefundable. I, by signing this application for occupancy, represent that the information provided herein is true and correct to the best of my knowledge. In the event that the owner and/or owner's agent discovers that any information provided herein is false, I understand and agree that the owner may, at the owner's sole option, reject this application and immediately rescind any current or future agreement with myself. OTHER FEE(S) List and describe: _____

APPLICATION(S) RELEASE AND AUTHORIZATION

By signing this application for occupancy, I authorize the owner and/or owner's agent to obtain a consumer credit report and any other information necessary in the owner and/or owner's agent's sole discretion to assist in the evaluation of this application for occupancy. I understand and agree that any such information obtained by the owner and/or owner's agent may include, but is not limited to, my credit history, criminal record, evidence of any civil litigation and civil judgments, records of arrest, past rental history, employment history, salary information and history, vehicle records, driver's license records, driving history, or any other information. I release owner's agent, its principals, investors, employees, agents, vendors, the owner(s) of the community or property generally described in this application, and any furnisher or supplier of information related to this application from any and all liability in the procurement, use, distribution, and possession of all obtained information. I also understand and agree that the information provided in this application and other consumer reports, to include credit reports, criminal records, evidence of any civil litigation, and civil judgments, records of arrest, past rental history, employment history, salary information/history, vehicle records, driver's license records, driving history, or any other information may be provided to state, local, and/or federal government agencies. Any disposal of information received by the owner or owner's agent shall be done in accordance with 16 CFR part 682 and N.C. Gen. Stat § 75-64, *et seq.*

APPLICANT'S SIGNATURE: _____ DATE: _____

CO-APPLICANT'S SIGNATURE: _____ DATE: _____

Rental Qualification Criteria

Application – A separate rental application and application fee are required for each prospective resident 18 years of age or older. Rental, income and credit histories will be considered jointly and approval will be based on the applicant with the best credit and rental histories. A valid form of legal identification is required at time of application and lease signing.

Income – Applicants must provide verifiable sources of income that, when combined in gross amounts, total at least 3 times the monthly rent. Retired, unemployed or student applicants must provide other verifiable sources of income. These sources may include investments, trust funds, child support, alimony, and financial aid (when it is sent directly to the student, etc.). Applicants receiving housing assistance must provide verifiable sources of income, that when combined in gross amounts, total at least 3 times the portion of rent for which they are responsible. Applicants may be approved with less than 3 times the monthly rent based on the "Rental Scores Model" (details on the "Rental Scoring Model" are attached).

Employment – It is the obligation of applicants to provide proof of at least 6 months of employment by providing one of the following: (i) a copy of the applicant's last two check stubs; (ii) if self employed, a copy of the previous year's tax return or 1099; (iii) if employment is pending, a copy of the offer letter on company letterhead, stating the start date and salary.

Rental History – Applicants must provide at least 6 months of verifiable rental history and/or mortgage payment history that has occurred within the past two years. This history must be obtained from a landlord, apartment community or mortgage company. Acceptable rental/payment history will include no more than three late payments or returned checks per year of residency and compliance with all community policies. Reference information from family members or friends will not be considered.

Credit Requirements – A credit report will be processed on each applicant. The credit report will be evaluated by an outside agency and approval will be based on a scoring model. Depending on the results of the credit report, an additional security deposit or guarantor may be required. If a Guarantor is required, Guarantors must satisfy these criteria: (i) gross monthly income equal to 3 times the monthly rent amount; (ii) rent/payment history as described above; and (iii) established credit history with a positive rating by an outside agency. Guarantors are responsible for all obligations of all Residents on the initial lease as well as all subsequent leases including modifications, extensions, and renewals.

Criminal History – A criminal background check will be processed on each applicant and evaluated by an outside agency.

Automatic Denial For Residency:

- Falsification of any information of the application
- A bankruptcy in process
- Eviction by a previous landlord for cause
- Criminal histories that include felony or misdemeanor convictions or pending charges for crimes that represent threats to persons or property
- Failure to satisfy the income requirement or failure to satisfy the minimum credit score based on the model

***** All the above criteria is subject to approval by the owner of the property you wish to lease

ADDRESS OF PROPERTY APPLIED FOR: _____

NUMBER OF APPLICANTS: _____ RECEIPT OF FUNDS: Non-refundable application fee received \$ _____

APPLICANT'S SIGNATURE: _____ DATE: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

RECEIVED BY _____ DATE: _____

