

# RESIDENTIAL LEASE APPLICATION

*Each Occupant and co-applicant 18 years or older must submit a separate application*

Property Address: \_\_\_\_\_  
 Anticipated: Move-In Date: \_\_\_\_\_ Lease Term Desired: \_\_\_\_\_

Applicant was referred to MBA Real Estate by:  
 Real Estate Agent \_\_\_\_\_ (name) \_\_\_\_\_ (phone)  
 Newspaper  Sign  Internet  Other: \_\_\_\_\_

Applicant's name (first, middle, last) \_\_\_\_\_  
 Is there a co-applicant?  yes  no *If yes, co-applicant must submit a separate application*

Applicant's former last name (maiden or married) \_\_\_\_\_  
 E-Mail \_\_\_\_\_ Home Phone \_\_\_\_\_  
 Work Phone \_\_\_\_\_ Mobile/Pager \_\_\_\_\_  
 Soc. Sec. No. \_\_\_\_\_ Driver License No. \_\_\_\_\_ in \_\_\_\_\_ (state)  
 Date of Birth \_\_\_\_\_ Marital Status \_\_\_\_\_ Citizenship \_\_\_\_\_ (country)

Emergency Contact: Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Name all other persons who will occupy the Property:  
 Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Applicant's Current Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_  
 \_\_\_\_\_ (city, state, zip)  
 Landlord's Name: \_\_\_\_\_  
 Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Date Moved-In \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_  
 Reason for move: \_\_\_\_\_

Applicant's Previous Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_  
 (If in current address less than 4 years) \_\_\_\_\_ (city, state, zip)  
 Landlord's Name: \_\_\_\_\_  
 Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Date Moved-In \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_  
 Reason for move: \_\_\_\_\_

Applicant's Current Employer: \_\_\_\_\_  
 Address: \_\_\_\_\_ (street, city, state, zip)  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Applicant's Previous Employer: \_\_\_\_\_  
 Address: \_\_\_\_\_ (street, city, state, zip)  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Describe other income Applicant wants considered: \_\_\_\_\_  
 \_\_\_\_\_

List all vehicles to be parked on the Property: *(including Company vehicles)*

Type	Year	Make	Model	License/State	Mo.Pymt.
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List all pets to be kept on the Property *(dogs, cats, and other household pets)*:

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

Non-Related References:

Name: _____	Address: _____	Relation: _____	Phone: _____
Name: _____	Address: _____	Relation: _____	Phone: _____
Name: _____	Address: _____	Relation: _____	Phone: _____

	Yes	No	Explanation
Will any waterbeds or water-filled furniture be on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Does anyone who will occupy the Property smoke?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Does anyone who will occupy the Property been issued a marijuana card?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Will Applicant maintain renter's insurance?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is Applicant or Applicant's spouse, even if separated, in military?	<input type="checkbox"/>	<input type="checkbox"/>	_____
If yes, is the military person serving under orders limiting the military person's stay to one year or less?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Has the Applicant ever:			
been evicted?	<input type="checkbox"/>	<input type="checkbox"/>	_____
had a notice of eviction filed?	<input type="checkbox"/>	<input type="checkbox"/>	_____
declared bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>	_____
had two or more late rental payments in the past year?	<input type="checkbox"/>	<input type="checkbox"/>	_____
willfully or intentionally refused to pay rent when due?	<input type="checkbox"/>	<input type="checkbox"/>	_____
currently owe any monies to an apartment community or landlord?	<input type="checkbox"/>	<input type="checkbox"/>	_____
use any illegal drugs?	<input type="checkbox"/>	<input type="checkbox"/>	_____
engaged in the distribution or sale of illegal drugs?	<input type="checkbox"/>	<input type="checkbox"/>	_____
been asked to move out by a landlord?	<input type="checkbox"/>	<input type="checkbox"/>	_____
breached a lease or rental agreement?	<input type="checkbox"/>	<input type="checkbox"/>	_____
lost property in a foreclosure?	<input type="checkbox"/>	<input type="checkbox"/>	_____
had any credit problems?	<input type="checkbox"/>	<input type="checkbox"/>	_____
been convicted, arrested or charged with any crime?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is any occupant a registered sex offender?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Are there any criminal matters pending against any occupant?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Do you have any outstanding warrants or anticipate any warrants for arrest?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Have you or anyone in your household had, or presently have, bed bugs?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is there additional information Applicant wants considered?	<input type="checkbox"/>	<input type="checkbox"/>	_____

**Authorization & Representation:** Applicant authorizes MBA Real Estate, at any time before, during, or after any tenancy, to: (1) obtain a copy of the Applicant's credit report; (2) obtain a criminal background check related to Applicant and any occupant; and (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete. Applicant understands that providing false or inaccurate information is grounds for rejection and a materials breach of any lease in effect, at any time.

**Notice:** *Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and MBA Real Estate may continue to show the Property to other prospective tenants and accept another offer.*

**Fees:** Applicant submits a non-refundable fee of **\$40.00 per applicant** for processing and reviewing this application. To hold the property you are applying for, a hold deposit of \$ 600.00 must be submitted within 24 hours or other applications will be accepted. This holding deposit will be applied to your total move-in costs when approved. If your application is accepted, you will be required to sign your lease within three (3) days of acceptance. All necessary paperwork must be turned in to us at the time you sign your lease. All move-in funds must be received prior to receiving your keys. All move-in funds must be in the form of a cashier's check or money order. **NO PERSONAL CHECKS OR CASH WILL BE ACCEPTED.** If applicant fails to sign a Lease Agreement and/or take possession for any reason, hold deposit monies shall be forfeited as liquidated damages to the Owner. **NO EXCEPTIONS.**

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_