



Social Security # Applicant 1 \_\_\_\_\_

Social Security # Applicant 2 \_\_\_\_\_

Residence Card # / Work Authorization Card # \_\_\_\_\_

## Property Management Rental Application

**TERMS:** Applicant certifies that all information given to evaluate this application to rent / lease is correct and complete. Applicant authorizes all inquires by rental owner or owner's agent or national tenant network deemed necessary to evaluate this application. Applicant further understands that any false, inaccurate, or incomplete information is grounds for immediate rejection. Applicant specifically authorizes and requests all present and previous employers, mortgage holders, landlords, rental agents, credit grantors, banks, accountants, stock brokers, criminal records, and any government agency to release any requested information in the evaluation of this application.

**Rental Application:** The cost of rental application is \$40.00 for two people and \$20.00 for each additional applicant. This fee is non-refundable and is not applied to rent or security deposit expenses if application is approved.

**Rental Policy:** All rental applications are considered carefully. A final determination of eligibility to lease a property through Hecht Property Management, LLC is made on the following basis:

**Credit History:** Credit Report as furnished by Equifax Credit Bureau must show a rating of 4 or less. We arrive at this rating by averaging the Equifax credit line ratings. Judgments, liens, or foreclosures are rated as 10; other credit lines are rated as reported by Equifax. If the average rating is between 3 and 4, and reference from past landlords and employer are all positive, a co-signor or double security deposit will be considered. In order for a co-signor to qualify they must have unblemished credit, own property in North Carolina, and have lived in NC for at least one year.

**Income Requirements:** All applicants must be currently employed with a monthly salary of 3 to 4 times the monthly rental or be able to show proof of assets equal to four times the yearly rent.

**References:** Past and current landlords, employers, and other references are contacted. Reports from any party of damage to rental property, failure to pay rent, lack of compliance with all terms of lease, temporary employment, projection of job termination, or living habits that may disturb or harm neighbors are grounds for refusal of this application.

**Criminal History:** To be evaluated by the owner and agent. Rental depends upon frequency, seriousness, and type of charges and convictions.

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### Rental Application

Property Address: \_\_\_\_\_

Beginning date of lease: \_\_\_\_/\_\_\_\_/\_\_\_\_ Term of lease: \_\_\_\_\_

Applicant: \_\_\_\_\_  
Last First Middle

Contact #: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_ Drivers License #: \_\_\_\_\_

Email: \_\_\_\_\_

Spouse: \_\_\_\_\_  
Last First Middle

Contact #: \_\_\_\_\_ Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_ Drivers License #: \_\_\_\_\_

Email: \_\_\_\_\_

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Present Address: \_\_\_\_\_  
Street City State Zip

Home Phone: \_\_\_\_\_ Rent Amount: \$\_\_\_\_\_ per: Wk. / Mo. / Yr.

Landlord: \_\_\_\_\_ Landlord Phone: \_\_\_\_\_

Dates: \_\_\_\_\_ to \_\_\_\_\_  Own  Rent Reason for leaving: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Street

City

State

Zip

Home Phone: \_\_\_\_\_ Rent Amount: \$ \_\_\_\_\_ per: Wk. / Mo. / Yr.

Landlord: \_\_\_\_\_ Landlord Phone: \_\_\_\_\_

Dates: \_\_\_\_\_ to \_\_\_\_\_  Own  Rent Reason for leaving: \_\_\_\_\_

Present Employer: \_\_\_\_\_ Phone: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Dates: \_\_\_\_\_ to \_\_\_\_\_

Gross Income: \$ \_\_\_\_\_ per: Wk. / Mo. / Yr. Other Income: \$ \_\_\_\_\_

Spouses Employer: \_\_\_\_\_ Phone: \_\_\_\_\_ Position: \_\_\_\_\_

Supervisor: \_\_\_\_\_ Dates: \_\_\_\_\_ to \_\_\_\_\_

Gross Income: \$ \_\_\_\_\_ per: Wk. / Mo. / Yr. Other Income: \$ \_\_\_\_\_

Have you ever filed for Bankruptcy?  Yes  No If yes, Date BK Filed: \_\_\_\_\_

Have you ever been arrested for a crime other than traffic violations?  Yes  No

If yes please describe: (Attach sheet if necessary) \_\_\_\_\_

List all vehicles - Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag # \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag # \_\_\_\_\_

Others who will occupy the premises:

\_\_\_\_\_  
Name Age Relationship

\_\_\_\_\_  
Name Age Relationship

\_\_\_\_\_  
Name Age Relationship

\_\_\_\_\_  
Name Age Relationship

Pets:  Yes  No Weight: \_\_\_\_\_ lbs.  Inside  Outside Breed: \_\_\_\_\_

Does anyone who will be living in the house smoke?  Yes  No

I declare the above information is true and correct, authorize its verification, authorize the obtaining of a consumer credit report, understand the application fee(s) will not be refunded for any reason, and agree to these terms of the application. I further understand that all Hecht Property Management personnel are the agent of the property owner (landlord) and will discuss this information with him. And that any information provided may be used in a collection action should the need arise.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Where did you find out about this rental? \_\_\_\_\_

Referring Agent: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tax ID #: \_\_\_\_\_