



Residential Lease Application

Each applicant/prospective occupant 18 years or older must fill out an application

Thank you for choosing a property offered by The Via Equity Plans as your new home. We appreciate the opportunity to serve you. Please note that we adhere to all fair housing laws and we do not discriminate on the basis of race, color, religion, national origin, sex, familiar status or handicap.

Please fill out the application legibly, completely and accurately.

Property Address: _____
How did you hear about the property _____

Applicant's name (First, Middle, Last) _____

Former last name, if any _____ Email _____

Home phone _____ Mobile _____ Work _____

Social Security # _____ Driver's License# _____ State _____

Date of Birth _____ Marital Status _____ Citizenship _____

Name of all persons who will occupy the property:

	Name	Relationship	Age
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

Applicant's current address _____ Apt# _____

Apartment Name _____

City, State, Zip _____

Date moved in _____ Rent \$ _____ Reason for move _____

Landlord's name and phone# _____

Applicant's previous address _____ Apt# _____

Apartment name _____

City, State, Zip _____

Date moved in _____ Move out date _____ Rent \$ _____

Reason for move _____

Landlord's name and phone# _____

Applicant's Current Employer _____

Address _____

Bus. Phone # _____ Supervisor's Name _____

Start date _____ Position _____ Monthly Income \$ _____

Applicant's Previous Employer _____

Address _____

Bus. Phone # _____ Supervisor's Name _____

Start date _____ End date _____ Position _____

Monthly Income \$ _____ Reason for leaving _____

Describe any other income you wish to be considered: _____



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List and describe all vehicles that will be parked on premises:

- 1. _____
2. _____
3. _____
4. _____

Table with 3 columns: Question, Yes, No, Explanation. Rows include questions about water filled furniture, smoking, insurance, military status, and eviction history.

Authorization & Representation: Applicant authorizes landlord or his agent, at any time before, during and after tenancy, to: (1) obtain a copy of Applicant’s credit report, (2) obtain a criminal background check related to the applicant and any occupant, (3) verify any rental, employment, or criminal history or verify any information related to this application with persons knowledgeable of such information. Applicant understands that providing false or inaccurate information is grounds for rejection and a breach of any lease. Applicant has read and understands the criteria on page 3 for acceptance or rejection for leasing this property.

Fees: Applicant submits a non-refundable fee of \$35.00 for processing and reviewing this application.

Notice: Unless otherwise in writing, the property remains on the market until a lease is signed. Landlord may continue to show the property to other prospective tenants and accept another offer.

Signature of Applicant

Date

Tenant Screening Criteria

We do not lease to:

- Section 8.
- Applicants that have been evicted from other properties.*
- Applicants that have broken leases at other properties.*
- Applicants that owe other property owners/landlords monies.*
- Applicants that falsify information on their rental application.
- Applicants that have a history of being bad tenants or been destructive to property.

Employment

Prospective tenant must have:

- Minimum of 3 times the rent in gross monthly income.
- Verifiable employment. (Prefer that individual is in his/her current position for 2 years, but might accept a lesser duration based on other work history.)*

Rental History

Minimum of one year verifiable rental history.*

Criminal

We do not accept applicants that have a criminal record. This includes but is not limited to a conviction of:

- Any felony.
 - Crimes against people or property.
 - Crimes involving the manufacture, sale or distribution of controlled substances.
 - Crimes involving solicitation of prostitution or prostitution.
 - Child molestation
- However, it is the sole discretion of the property owner to qualify or disqualify an applicant that has a minor offense on his/her record.

Credit

- Must have more positive credit than negative credit.*
- Cannot have any bankruptcies or foreclosures.*
- Cannot have any recent repossessions.*

Exceptions

At the property owner's sole discretion the requirements followed by (*) may be waived, if the prospective tenant pays a significantly higher security deposit. The amount will depend on the individual situation.

I have read and understand the tenant screening criteria. I understand that the criteria are set by the property owner and can change at any time without notice.

Applicant Signature

Date