

All applications must be accompanied by the following:

- Photocopy of driver's license.
- Photocopy of most recent pay stub.
- Non-refundable fee of \$25 for processing and reviewing this application for each person 18 years of age and older.

Reminders:

- Please be sure to fill in all blanks. Please PRINT neatly.
- Please be sure to sign and date on pages 2 and 3.
- Please return the completed application and photocopies of driver's license and most recent pay stub to the address or fax below.
- Please be sure to fill out a SEPARATE application for all persons 18 years and older.
- Please be sure to fill out the information ONLY INSIDE THE CIRCLE on the credit check application.

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RESIDENTIAL LEASE APPLICATION

Each occupant and co-applicant 18 years or older must submit a separate application.

Property Address:

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Applicant was referred to Landlord 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 _____ Height _____ Weight _____ Eye Color _____

Hair Color _____ Marital Status _____ Citizenship _____ (country)

Emergency Contact: Name: _____

Address: _____

Phone: _____ E-mail: _____

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. _____

(city, state, zip)

Previous Landlord's Name: _____

Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____

Date Moved-In _____ Date Moved-Out _____ 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: _____

Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____

Name of Bank & Street Address _____

Bank City, State, Zip _____

Account no. _____ **Approximate Balance** _____

Credit Reference Name and Street Address _____

City, State, Zip _____

Approx. Balance _____ **Account Number** _____ **Monthly Payment** _____

Credit Reference Name and Street Address _____

City, State, Zip _____

Approx. Balance _____ Account Number _____ Monthly Payment _____

Residential Lease Application _____ concerning _____

Describe other income Applicant wants considered: _____

List all vehicles to be parked on the Property: _____

Type	Year	Make	Model	License/State	Mo.Pymt.
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List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other 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

	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"/>	_____
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 Applicant ever:			
been evicted?	<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"/>	_____
filed for bankruptcy?	<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 of a 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"/>	_____
Is there additional information Applicant wants considered?	<input type="checkbox"/>	<input type="checkbox"/>	_____

Authorization & Representation: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to: (1) obtain a copy of 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 breach of any lease.

Notice: Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer. Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of \$ 35 for processing and reviewing this application.

Applicant's Signature _____ Date _____

For Owner's Use Only _____, _____ (name/initials) notified Applicant
by phone mail e-mail fax in person that Applicant was approved not approved.

**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

I, _____ (Applicant), have submitted an application
to lease a property located at _____
_____ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

_____	(name)
_____	(address)
_____	(city, state, zip)
_____ (phone) _____	(fax)
_____	(e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Note: Any owner or owner's representative gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. I hereby waive any claim and release from liability any person providing or obtaining said verification or additional information.

Applicant's Signature

Date



USA Realty and Loans
Your Real Estate and Mortgage Solution

Borrowers Signature/Credit Card Authorization Form

STEP ONE: BORROWERS AUTHORIZATION:

I hereby authorize USA Realty and Loans to verify my past and present employment earnings records, bank accounts, stock holdings, and any other asset balances that are needed to process my mortgage loan application. I further authorize USA to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.

Borrowers Full Name: _____ DOB: _____

Social Security Number: _____

Co-Borrowers Name: _____ DOB: _____

Social Security Number: _____

Present Address: _____

Street Address

City, State, Zip Code

Borrowers Signature

Date

Co-Borrower signature

Date

STEP TWO: CREDIT CARD PAYMENT INFO: Please Note: In order to run credit, we will need your credit card information. It will cost \$13 dollars to run a three bureau credit report on up to two people. This is paid directly to the company we use to run credit.

Credit Card Number: _____

Type of Card: _____
(mc, visa, amex)

Name on Credit Card: _____

Exp Date (MM/YY): _____

Zip Code: _____

Street Address: _____

Card Verification Value: _____
(Found on back of CC, last 3 digits below magnetic strip. If you have an American express, it is on the front)

Signature: _____ Date: _____

STEP THREE: AGENT/LOAN OFFICER ON TRANSACTION:

Name of Agent: _____

Agent Contact # _____ Agent Email: _____

Please Check One: Pull Credit Only _____ Loan application to be submitted online _____

STEP FOUR:

Please Fax Back to Lonnie at (619) 502-7550 or Email: Lonnie@usarealtyandloans.com