

APPLICATION TO RENT

Separate application required for each adult over 18. Please fill out completely and sign all pages.

Return to: via email info@unitedbond.com.

Last Name: _____ First Name: _____ Middle Name: _____

Other name(s) known by in the past: _____

Date of Birth ____/____/____ Social Security # ____/____/____ Drivers License# _____ State _____

Cell Phone: _____ Email: _____ Work Phone: _____

Do you give us permission to contact you via text and/or email: Y / N

List all other persons who will be occupants under the age of 18:

Full Name:	Age	Date of Birth	Relationship to you

Emergency Contact: _____ Relationship: _____

Phone(s): _____ Email: _____

Rental History: 3-year history required (if more room is needed please use another sheet of paper)

Current Address: _____ City: _____ State: _____ Zip: _____

Current address is: (circle one) parents home own home rent home rent apartment student housing friend

Landlords Name: _____ Phone: _____

Date In: _____ Date Out: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

Previous Address: _____ City: _____ State: _____ Zip: _____

Previous address is: (circle one) parents home own home rent home rent apartment student housing friend

Landlords Name: _____ Phone: _____

Date In: _____ Date Out: _____ Monthly Payment: \$ _____

Reason for Leaving: _____

Employment: 3-year history required (if more room is needed please use another sheet of paper)

Present Occupation: _____ Company Name: _____

How long on job? _____ Name of Supervisor: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Current Monthly Gross Income \$ _____ How often are you paid (circle one) weekly bi-weekly semi-monthly monthly

Prior Occupation: _____ Company Name: _____

How long on job? _____ Name of Supervisor: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

Financial: Name of Bank: _____ Circle all that apply: checking savings visa loan

Do you have Bad Credit? Y / N Have you ever filed for Bankruptcy? Y / N If yes, please give date filed _____, and state? _____

Do you have a Felony Criminal Record? Y / N If yes please explain each crime in detail: _____

Has an eviction action ever been filed against you? Y / N If yes, what is the status of the case? _____

Do you smoke/vape? Y / N Do you have any animals? Y / N If yes, please explain: _____

I affirm that the above statements are true and complete, and authorize whatever inquiries or investigations in considered appropriate in connection with this application. **I DECLARE THE FOREGOING TO BE TRUE UNDER PENALTY OF PERJURY.** I agree that the landlord may terminate any agreement entered into in reliance on any misstatement made above. I understand also that **incomplete applications will not be considered.**

Applicant Signature

Date

Automobile Information:

Registered owner(s): _____
Make: _____ Model: _____ License Plate: _____ State: _____
Year: _____ Color: _____

APPLICATION QUALIFICATION FORM

Several criteria are considered while determining whether to approve a new tenant. Many of these criteria are built into a process. Checks may be made on the prospective tenant’s employment or other sources of income, credit history, criminal history, rental history, references, credit sources, and banks and other financial institutions, and previous employers. While not all of these are checked on each prospective tenant, you should be prepared to disclose all of the information and have it checked and verified.

The undersigned prospective tenant certifies and warrants that:

1. All of the prospective tenants have verifiable sources of income, verifiable past rental history, and verifiable credit and references, each occupant/tenant/resident is residing in the United States legally, and that the information above is accurate.
2. None of the prospective tenants/occupants (even minors) have ever been evicted from a premises, have a current outstanding judgment, have left a previous landlord owing money, or have left a prior rental premises under threat of eviction.
3. None of the prospective tenants/occupants (even minors) have **ever** filed for bankruptcy protection whether or not the bankruptcy was discharged or dismissed, have a current pending bankruptcy case, or have met with a bankruptcy attorney in the last two years. If any have filed or met with a bankruptcy attorney, please give details (include date of bankruptcy, attorney name, etc.):

4. None of the above prospective tenants/occupants (even minors) have ever been convicted any crime other than a minor traffic violation, except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

5. None of the prospective tenants/occupants (even minors) have ever committed, been indicted, arrested, investigated, or otherwise detained for any criminal act (other than a minor traffic infraction); except those disclosed below (include type of criminal act, place of occurrence, date of occurrence, resulting action, and current status (probation, parole, etc.):

In the event Owner/Landlord proceeds with an application and it is determined that the prospective tenants have been untruthful in any of the above statements, each undersigned prospective tenant agrees to pay to Landlord the actual costs incurred in processing the application and an administrative fee of \$100.00.

The Undersigned represent that all of the above statements are True and Complete and hereby AUTHORIZE VERIFICATION OF SUCH INFORMATION. Authorization is given to contact any REFERENCES, BANK, PRIOR LANDLORDS, PRIOR/CURRENT EMPLOYERS, GOVERNMENTAL AGENCIES, AND FAMILY. Further authority is given to check all CREDIT AND PUBLIC RECORD INFORMATION. Applicants release ALL liability or responsibility, from all person or corporations that request or supply such information. Applicant acknowledges that FALSE information herein will constitute grounds for: (1) Rejection of an application, (2) Termination of resident’s right to OCCUPANCY and eviction. False information may also constitute a serious offense under the laws of the state.

I affirm that the above statements are true and complete, and authorize whatever inquiries or investigations in considered appropriate in connection with this application. **I DECLARE THE FOREGOING TO BE TRUE UNDER PENALTY OF PERJURY.** I agree that the landlord may terminate any agreement entered into in reliance on any misstatement made above. I understand also that **incomplete applications will not be considered.**

Applicant Signature

Date

RENTAL CRITERIA

We are an equal opportunity housing provider. We follow all Fair Housing Laws. We do not discriminate against any persons based on the following: race, color, religion, sex, handicap, national origin, familial status, disability, veteran status, marital status, source of income, sexual orientations, gender identity or any other protected class.

Since we are continually seeking to refine our criteria there may be further qualifications added since the printing of this statement. If you have specific questions regarding these requirements, please contact management.

Please review our criteria. Exceptions or deviations from our criteria may be considered in some cases with payment of additional monies. Prices and amounts are subject to change, based on availability and qualification of applicant, additional fees may apply. If you are approved, you will have peace of mind of knowing that other residents under our management are being screened with equal care.

Age Requirement: Leaseholders must be 18 years of age. All occupants 18 and older will be required to complete application (even if living with a parent or guardian).

Income Requirement: The gross monthly income of all leaseholders will be considered jointly and equal to three times the rental amount of the apartment. All income must be verified in writing from the source or it cannot be counted as income.

Income Verification: Applicants must be currently employed for at least one year by the same employer. Alternatively, employment for at least six months in the same line of work from the previous job may be considered acceptable. Written verification of regular employment income sufficient to at least three times the monthly rental amount is required.

Self-Employment: Must provide the previous three years' personal income tax returns while being self-employed as evidence of sufficient income. Persons who hold jobs that are paid in cash or services without payroll withholding or 1099 reporting, or persons paid by commission, tips, or bonuses will be considered self-employed.

Residency: Up to three years' rental/ residency history will be reviewed and must be found in good standing. Renting a room, or living with friends or family does not count as rental history. Home ownership and payment history must be verified.

Criminal History: Applicants will be asked to disclose any prior arrests, convictions or pending criminal actions. A criminal background check will be conducted. Failure to disclose is grounds for denial. Arrests and pending criminal actions will not, in themselves, be grounds for denial but may be factors used along with other criteria. Convictions of any sort will be evaluated on an individualized basis. Persons who are listed on any sex offender list will not be considered. Management will evaluate the criminal history on an individualized basis which may be used as one factor in the application process. Applicants with criminal history are encouraged to properly disclose the information and to provide management with such other information as may assist in explaining the circumstances and mitigating factors of the criminal history. Denied applicants may petition for reconsideration and may then provide additional information to be considered.

Credit: Unpaid judgments, bankruptcy, or multiple collections in the past three years are unacceptable. No evictions or unpaid rental charges within the last 3 years. Late payments are considered on a case-by-case basis.

Miscellaneous: No pets or visiting pets allowed ever. Only persons listed on the lease will be allowed to occupy the premises. Maximum number of occupants allowed is dependent on number of bedrooms in the unit. Management has a zero-tolerance smoking policy inside any unit or anywhere upon the grounds of the rental property. This includes but is not limited to the use of cigarettes, vaping, e-cigarettes, and other forms of smoking. Smoking in any form is not allowed anywhere on the property, nor on any other neighboring property.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED OR CONSIDERED. PLEASE SUBMIT W2 FORMS FOR THE PREVIOUS 2 YEARS ALONG WITH YOUR 2 MOST RECENT PAY-STUBS ALONG WITH THIS APPLICATION.

FALSIFICATION OF RENTAL APPLICATION INFORMATION WILL LEAD TO DENIAL OF RENTAL.

Additional information can be found at: <http://unitedbond.com/detailed-policies>

Applicants must understand and accept these qualifying standards and have truthfully answered all questions. Also, applicants authorize management to run a credit check, and to search public records for evictions, lawsuits, criminal records and the like. This rental policy does not ensure that all individuals residing on or visiting the property conform to these guidelines.

If your application is approved, you will be required to sign a rental agreement in which you will agree to abide by the house rules. A complete copy of the rental agreement and rules are available for applicants who would like to review them. We reserve the sole right to make exceptions on an individual basis.

Applicant Signature

Date