

# MARSHALL PETERS & ASSOCIATES

Real Estate Sales & Property Management

1015 West 2<sup>nd</sup> Street, Suite 101

Little Rock, Arkansas 72201

Phone 501-414-8340, Fax 501 414-8357



APPLICATION FOR RENTAL PROPERTY (ADDRESS) \_\_\_\_\_

Date \_\_\_\_\_ Number of: Persons \_\_\_\_\_ Cars \_\_\_\_\_ Pets \_\_\_\_\_ (Pet Fee Required)

Qualifications to Lease: **Good Credit** **Management deemed Sufficient Income** **Verification of Job** **Good References**

**Application:** This application must be filed out completely, signed, and dated by ALL adults who will occupy the property. By signing, each person represents all information to be true and complete with full knowledge that false information herein may constitute grounds for rejection of this application or ejection after occupancy and may constitute a criminal offense under the laws of this state. Acceptance of this application, and all application fees, is not binding on the agent until approved in writing. Whether this application is or is not approved by the agency all application fees are forfeited.

**HOUSING IS LIMITED TO TWO PERSONS PER BEDROOM.**

**APPLICATION FEES:** There is a **\$25.00 application fee for processing this application for EVERY adult.** **These Fees are NON-REFUNDABLE.**

**CREDIT:** All credit references are subject to verification. Credit information is obtained from the Credit Bureau. All credit information will be used in consideration of accepting or rejecting applications. Any collection or judgment on an account may be cause for rejection. Applicant must be able to prove ability to pay before being considered. If there are derogatory remarks on credit report, applicant must be able to satisfactorily explain.

**EMPLOYMENT:** A verifiable, recent work history is required. Applicants must be gainfully employed. Salary requirements must be met. Any past evictions or skips may cause rejection. Any false information listed on the rental application can be considered grounds for rejection.

**AGENCY DISCLOSURE:** Applicant acknowledges and understands that Management is the agent solely of Owner and not agent for the tenant.

**Personal Data:** **Applicant Name** \_\_\_\_\_ **Date of Birth** \_\_\_\_\_

**Current Address including zip code** \_\_\_\_\_

**Soc. Sec. #** \_\_\_\_\_ **Drivers License #** \_\_\_\_\_ **State** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Emergency Contact** \_\_\_\_\_ **Phone #** \_\_\_\_\_ **Address:** \_\_\_\_\_

**2<sup>nd</sup> Emergency Contact** \_\_\_\_\_ **Phone #** \_\_\_\_\_ **Address:** \_\_\_\_\_

**Automobile Description: Make** \_\_\_\_\_ **Model** \_\_\_\_\_ **Year** \_\_\_\_\_ **Color** \_\_\_\_\_ **License** \_\_\_\_\_

**Present Employer** \_\_\_\_\_ **From** \_\_\_\_\_ **Supervisor:** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Employment Address** \_\_\_\_\_ **Income** \_\_\_\_\_ **Per** \_\_\_\_\_ **Week or Month (circle one)**

**Previous Employer** \_\_\_\_\_ **Phone** \_\_\_\_\_ **From** \_\_\_\_\_ **to** \_\_\_\_\_ **Salary** \_\_\_\_\_

**Do you currently have a lease?** \_\_\_\_\_ **Is notice to leave required?** \_\_\_\_\_

**Current Landlord** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Previous Landlord** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Reason for leaving:** \_\_\_\_\_

## APPLICANT CHARACTER REFERENCES:

**Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Are you (your spouse or co-applicant) now on parole or probation?** \_\_\_\_\_ **Ever convicted of a felony?** \_\_\_\_\_

**EXPLAIN:** USE BACK FOR ADDITIONAL SPACE \_\_\_\_\_

**CO-APPLICANT:** Name \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Phone # \_\_\_\_\_

Present Address \_\_\_\_\_

Soc. Sec. # \_\_\_\_\_ Drivers License # \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Reason for Leaving Present Address: \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Phone # \_\_\_\_\_ Address: \_\_\_\_\_

2<sup>nd</sup> Emergency Contact \_\_\_\_\_ Phone # \_\_\_\_\_ Address: \_\_\_\_\_

Automobile Description: Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License \_\_\_\_\_

Current Landlord \_\_\_\_\_ Phone # \_\_\_\_\_

Previous Landlord \_\_\_\_\_ Phone # \_\_\_\_\_

**Co-Applicant Employer:** \_\_\_\_\_ From: \_\_\_\_\_ Supervisor: \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_ Income \_\_\_\_\_ per \_\_\_\_\_ Month or Week (circle one)

Other income \_\_\_\_\_ Phone \_\_\_\_\_ Amt. Monthly \_\_\_\_\_

**CO-APPLICANT CHARACTER REFERENCES:**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

Name \_\_\_\_\_ Phone \_\_\_\_\_

**Other Occupants:** Name \_\_\_\_\_ AGE: \_\_\_\_\_, Name \_\_\_\_\_ AGE: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ From: Mo. \_\_\_\_\_ Yr. \_\_\_\_\_ to Mo. \_\_\_\_\_ Yr. \_\_\_\_\_

Are you (your spouse or co-applicant) now on parole or probation? \_\_\_\_\_ **Ever** convicted of a felony? \_\_\_\_\_

**EXPLAIN:** USE BACK FOR ADDITIONAL SPACE \_\_\_\_\_

**Equal Credit Opportunity Act**

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status. The Federal agency which administers compliance with this law concerning this company: Equal Credit Opportunity, Federal Trade Commission, Washington DC 20580

**I have read, agreed to and understand all of the above. By signing below, I give permission to check and verify information given with any person, entity or company and give Marshall Peters & Associates permission to receive any information from any company or person available to verify, deny or inform of such information.**

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Co-Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Co-Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_