



Providence Management
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 Gastonia, NC 28054
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Rental Application

FOR OFFICE USE ONLY

DATE: _____
 PROPERTY: _____
 DEPOSIT:\$ _____ RENT:\$ _____
 APPLICATION FEE:\$ _____

PLEASE COMPLETE ALL REQUESTED INFORMATION ON FRONT AND BACK OF THIS FORM. USE BLACK INK ONLY.

Date of Application _____ **Desired Date of Occupancy** _____

APPLICANT 1 FULL NAME: _____ **Date of Birth:** _____

Social Security Number: _____ Driver's License No/State: _____

Phone Number: _____ Email Address: _____

Current Status: Employed Full-Time Employed Part-time Student Retired Not Employed

Current Employer _____ From: _____ To: _____

Business Address _____ Telephone Number _____

Position _____ Supervisor _____ Monthly Income \$ _____

APPLICANT 2 FULL NAME: _____ **Date of Birth:** _____

Social Security Number: _____ Driver's License No/State: _____

Phone Number: _____ Email Address: _____

Current Status: Employed Full-Time Employed Part-time Student Retired Not Employed

Current Employer _____ From: _____ To: _____

Business Address _____ Telephone Number _____

Position _____ Supervisor _____ Monthly Income \$ _____

If required for either applicant: Previous Employer _____ From _____ To _____

Business Address _____ Telephone Number _____

Position _____ Supervisor _____ Monthly Income \$ _____

EMERGENCY CONTACT (NOT LIVING WITH YOU)

Name: _____ Phone: _____

Address: _____

RESIDENCE HISTORY

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

Date of Occupancy From: _____ To: _____ Landlord: _____

Phone: _____

Monthly Rent:\$ _____ Reason for moving: _____

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

Date of Occupancy From: _____ To: _____ Landlord: _____

Phone: _____

Monthly Rent:\$ _____ Reason for moving: _____

Other Occupants / Children

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Full Name: _____ Relationship: _____ Date of Birth: _____

Do you own any pets? Y/N _____ **If yes: How Many** _____ **Type:** _____ **Weight:** _____

Type: _____ **Weight:** _____

OTHER INFORMATION

Vehicles

Make/Model _____ Year _____ Color _____ Tag No/State _____

Make/Model _____ Year _____ Color _____ Tag No/State _____

Other Car/Motorcycle/Boat?(specify) _____

If there are other sources of income you would like us to consider, please list the income, source and person (banker, employer . etc) who we can contact for confirmation. You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in the application.

Amount \$ _____ Source _____ Phone to verify _____

HAVE YOU OR CO-APPLICANT EVER:

Been sued for non-payment of rent? Yes No

Been evicted or asked to move out? Yes No

Broken a Rental Agreement or Lease? Yes No

Been sued for damages to rental property? Yes No

Declared Bankruptcy? Yes No

Convicted of a felony or misdemeanor (excluding traffic)? Yes No If Yes please explain: _____

AUTOMATIC REJECTION ITEMS:

- Landlord reference (would not re-rent due to leave violation, skip, damages, etc...)
- Any Rental housing debt still owed
- Eviction(s) and/or outstanding judgments for anything on public record within past 5 years (including filed and unsatisfied)
- Rent Ratio below standard (2.99 and under) = Gross monthly wage divided by monthly rent amount
- Any tax liens, foreclosures, or repossessions (home, vehicle, or other)
- False information given on rental application

ADDITIONAL CRITERIA:

- Credit Score of 500-550 may require a double deposit, if approved
- Eviction(s) and/or outstanding judgements on public record longer than 5 years (including filed and unsatisfied) will require a double deposit, if approved.
- Must have verifiable rental history (rental history from a private owner, and/or from living with family, friends, ect. is not acceptable)

APPLICATION UNDERSTANDING AND AUTHORIZATION

I have read and understand the above policy and automatic rejection items. I understand that the application fee is not a deposit or rent and will not be applied as such or even refunded even if the application is declined. I hereby authorize Providence Management & Investments, LLC to contact any of the references for employment, residence history, or any other contact that I have listed. I hereby authorize the agents of Providence Management & Investments, LLC to obtain my credit report from your credit agency, which will appear as in inquiry on my file. I understand that all security deposits will be forfeited if I do not enter into a lease or I do not fulfill the lease upon notification of acceptance by Providence Management & Investments, LLC.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

Applicant Information Needed to Process Application:

- Application Fee \$50 per person
- Driver's License for anyone over 18 yrs old
- Social Security Card/Green Card for anyone over 18 yrs
- Last 2 paycheck stubs or income verification

Separate Certified Checks or Money Orders Required for:

1. Application Fee (**Cash**) (non-refundable)
2. Security Deposit (**Money Order**) (refundable only if denied)
3. First Month's Rent and Pet Fee (if applicable) (non-refundable) (**Cashiers/Certified Check or Money Order ONLY**)
4. Tenant Administration Fee (**Money Order**) (non-refundable)

FOR OFFICE USE ONLY-DO NOT WRITE BELOW

Called Tenant: Date _____ Time: _____ Move In Date: _____ Time: _____

Called Owner: Date _____ Time: _____ Owners Name for lease - _____

Rent: _____ Deposit: _____ Late Fee: _____

Power: _____ Water: _____ Gas: _____

This Application: Approved Rejected

APPLICATION- DEPOSIT AGREEMENT

By signing this agreement, I am stating that I have read and understand the following:

- I agree that the purpose of this application is to rent a property listed from Providence Management.
- The Application fee is non-refundable.
- The property is not being held for me and may be rented by someone else unless I have put down a deposit to hold it.
- Even if my application is accepted and I have not put down a deposit to hold the property for me - another applicant may rent the property
- Any deposit paid to hold a property for me is expressly for the purpose of holding the property exclusively for me until I move in.
- Any deposit paid before I move-in is not considered a security deposit for the rental unless expressly noted as such.
- Once I move in the deposit to hold the property will be applied to my tenant security deposit.
- If I have put down a deposit to hold a property and I fail the screening process the deposit is fully refundable to me.
- If I have put down a deposit to hold a property and I pass the screening process the deposit is **NOT** refundable.
- If I have put down a deposit to hold to a property and I fail to provide requested information to complete the screening process or advise Providence Management to cancel the screening process the deposit is **NOT** refundable.
- Providence Management will **NOT** hold a property for more than 3 weeks from the date of the application-even with a deposit.
- If my move in date is more than 3 weeks out- I may be require to pay additional fees. (This is a VERY rare occurrence and would require special permission from the owner of the property)
- If I cancel my move in date- I will **NOT** receive my deposit to hold the property back.

Applicant Signature

Date

Co-Applicant Signature

Date