



Rental Application

Dear Applicant,

Thank you for choosing to apply to rent a Sunbelt Property. Please read the below information and instructions fully.

1. Each occupant over the age of 18 must fill out an individual application AND pay a non-refundable application fee of \$35 each via check or money order. Application fees must be received BEFORE the application can be processed.
2. Be sure to complete your application clearly and fully. An incomplete or unreadable application will delay the process and may result in another applicant being approved while we wait for your information.
3. Once we receive your completed application we will have it fully processed and notify you of the results within 72 business hours of receipt. This is dependent upon the speed of landlord references.
4. Once approved you will need to immediately sign the lease AND pay the security deposit in certified funds. Until we receive the signed lease AND the security deposit we will continue to accept and process applications for the property.
5. In the case where we have more than one application on a property, we will process ALL applications until a security deposit is received.
6. We are seeking long term, quality residents. Applications are processed on a point system and scored based upon factors including, but not limited to: rental history, income, employment, criminal and eviction history, and credit score. If your application does not meet our minimum qualifications, an additional security deposit may be required.
7. If ANY of the below information is found to be false the application shall be automatically denied - so be sure to answer each question fully and honestly.
8. Minimum qualifications are available for review upon request.
9. You must submit the following with your application:
 - a. **Your most two recent paystubs OR three months worth of bank statements**
 - b. **Copy of your ID must be included.**
 - c. **You must NOT owe money to ANY other housing agencies, landlords, apartment complexes, etc**
 - d. **Your gross income must be 3 times the amount of rent**

FULL NAME: _____

Date of Birth: ____/____/____ Social Security Number: ____/____/____

Cell Phone: _____-_____-_____ Home Phone _____-_____-_____

Work Phone: _____-_____-_____ What is the best way to contact you: _____

Email: *(required)* _____

Driver licenses or state ID number: _____ State issued: _____

Property address you are applying for: _____

How did you view this property: on-line Personalized showing Lockbox Showing

Desired Move-in Date: ____/____/____ **Desired length of lease term:** _____

Current address: _____ **City:** _____

State: ____ Zip Code: _____ Status: Own Rent Monthly rent/mortgage: \$ _____

Move-in date: ____/____/____ Move-out date: ____/____/____

Have you given proper notice to vacate? Yes No

Reason for vacating: _____

Landlord or Community Name: _____

Landlord phone number: _____-_____-_____

If your Landlord is NOT a business, what is your relationship to the Landlord: _____

Previous address: _____ **City:** _____

State: ____ Zip Code: _____ Status: Own Rent Monthly rent/mortgage: \$ _____

Move-in date: ____/____/____ Move-out date: ____/____/____

Did you give proper notice to vacate? Yes No

Reason for vacating: _____

Landlord or Community name: _____

Landlord phone number: _____-_____-_____

If your Landlord was NOT a business, what was your relationship to the Landlord: _____

Name of Current employer: _____

Type of business: _____ Length of Employment: _____

Business Address: _____ City / State: _____

Position you hold: _____ Monthly Income before taxes: _____

Name of Supervisor: _____ Supervisor phone number: _____-_____-_____

Other sources of income: _____ Other Amount per month: \$ _____

Total number of occupants: _____ Total number of vehicles: _____

Names of all occupants OVER the age of 18: _____

Do any occupants have any pets: ___ Yes ___ No

If yes, please confirm this property accepts pets. Please note that additional pet fees may apply.

Pet #1: Kind: _____ Age: _____ Breed: _____ Weight: _____
Name: _____ Sex: _____ Color: _____

Pet #2: Kind: _____ Age: _____ Breed: _____ Weight: _____
Name: _____ Sex: _____ Color: _____

HAS / IS ANY OCCUPANT:

a. A smoker? ___ Yes ___ No *NO tobacco OR marijuana smoking is allowed **INSIDE** any Sunbelt Property. You must smoke outside.

b. Ever been evicted or been filed on or refused to pay rent? ___ Yes ___ No
If yes, explain: _____

c. In the past 10 years have you been arrested, charged, or convicted of a crime? ___ Yes ___ No
If yes, including deferred sentencing, please provide details to the nature of the offense and date:

d. A registered or unregistered sex offender? ___ Yes ___ No
* If yes, this will result in this application being denied

e. Emergency contact 1: Name: _____ Phone: _____ - _____ - _____
emergency contact 2: Name: _____ Phone: _____ - _____ - _____

Select how you wish to pay your application fee:

___ **Check submitted with application**

___ **Certified Funds/Money order submitted with application**

When you have fully completed this application please submit to the Sunbelt Properties leasing office as soon as possible in any of the following ways:

- a. Scan and e-mail to info@rentsunbelt.com
- b. Fax to: 843-606-6021
- c. Physically bring to the leasing office



By signing your name below, you declare that all your statements in this application are true and complete. By submitting this application, you are directing and authorizing Sunbelt Properties to verify this information and obtain additional background information about you through any means, including using a third party consumer agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, personal and professional references, employers and other rental housing owners. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy. You further direct and authorize Sunbelt Properties to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that they may have concerning your criminal history, motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature and you irrevocably and unconditionally release all such persons, including any named or unnamed informant, from any liability resulting from the furnishing of this information.

You have the right, upon written request made within a reasonable time after receipt of this notice to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our privacy policy is available to you.

I am authorizing Sunbelt Properties and AppFolio Inc. to conduct the background check(s) described above.

Legal Name: (first, middle, last): _____

Signature: _____ **Date:** _____