

Criminal History Record and Credit Report Check

Property Address:
Co-Op Agent:
Applicant Name:
Co-Applicant Name:
Current Address:
How long have you lived at your current address:
Are you renting or do you own your current property:
Previous Address:
Is each individual named a US Citizen or Resident Alien:
Email Address:
Cell Phone Number:
Applicant Drive License Number:
State:
Date of Birth:
Sex:
Social Security Number:
Car Make:
Year:
Model:
Color:
Co-Applicant Email Address:
Co-Applicant Cell Phone Number:
Co-Applicant Driver License Number:
Co-Applicant State:
Co-Applicant Date of Birth:
Co-Applicant Sex:
Co-Applicant Social Security Number:
Do you have any pets (No aggressive dog types allowed):
Type of Pet:
How many pets do you have?
Size/Weight:
Previous Landlords:
Previous Landlord's Phone Number:
Have you filed bankruptcy or foreclosure in the past?
Eviction History: Have you been evicted or are you now undergoing an eviction?

If yes, how many times?
When did this occur?
Criminal Convictions: Have you been convicted of any previous crimes?
If yes, for what offenses?
When did the conviction occur?
What was the sentence?
Registered Sexual Offenders: Are you required to register as a sexual offender pursuant to any state's law?
Move-in Date (Approximately):
Rental Term:
Applicant Annual Income:
Length of time at current employment:
Company Name:
Manager / Supervisor:
Work Address:
Work Phone Number:
Bank Name:
All applicants over 17 years of age must submit a separate application:
Name:
Relationship:
Age (if minor):
Name:
Relationship:
Age (if minor):
Name:
Relationship:
Age (if minor):
Name:
Relationship:
Age (if minor):
Emergency Contact Name:
Relationship:
Phone Number:

Signatures

Applicant:

Co-Applicant:

Date:

Authorization and Release

Application has submitted the sum of \$75.00 which is a non-refundable payment for a credit check and processing of this application by the Landlord. I certify that the information given is complete, correct and understand that my lease or rental agreement may be terminated if I have made any materially false or incomplete statement in this application. The Landlord or his agent is hereby expressly authorized to verify the accuracy and correctness of these statements, to communicate with my present and former employers, creditors and landlords, and to procure such other information (including credit reports) which the Landlord may require to evaluate this application. I understand that additional resources may be used to verify this application and I release all parties from liability for damages for issuing such information in good faith.

Please fax your application along with the last 3 months pay stub, a copy of your driver's license and social security card to 678-840-7865 or contact Vincent Truong at 770-294-3816 or Email at Application@VincentRES.com. Please pay \$75 cash or money order payable to Vincent Real Estate Solutions, LLC. You can also pay online at www.VincentRES.com with PayPal or credit card.

Application Addendum - Acceptance of Terms

We take pride in our rental homes. We offer guarantees in regard to your satisfaction and our maintenance responsibilities. And we actively seek only qualified residents to reside in our homes. We screen our applicants carefully, and we completely verify all information provided to us on the rental application. We run a credit report on every applicant, we verify employment, and we check previous rental history. The screening and verification process is used for every applicant the same way-fairly and consistently. We also work to observe the fair housing laws. An applicant who passes the screening criteria is offered a rental when one is still available. An applicant who does not satisfy the screening is not accepted as a resident. By making an application for one of our rentals, you acknowledge that these verifications will be done and give us permission to do them. Please completely fill in the rental application. If you do not provide us with complete information, we will not be able to process the application. We will do our best to process your application quickly, normally within a 72-hour period. If you have not heard back from us by then, feel free to contact us. Please read and sign below acknowledging acceptance of the terms of your application. Thank you for making an application for one of our rentals and we hope you will become a long-term resident with us.

- 1. I have double-checked the information I have provided on the rental application and agree that it is true and complete.
- 2. I understand that an annual update of the information on this application shall be requested. I agree to provide updated information and notify landlord or management of any changes (e.g., employment, phone number, bank, car, emergency contact).
- 3. My credit report/history is good. If not, I have attached a separate page to explain any credit problems.
- 4. I understand and agree that this application is subject to approval, based on the information on my application. If any of the information I have given turns out to be FALSE, my application will be denied.
- 5. I understand and agree that this application is NOT a lease or rental agreement, and should it be accepted, I will sign the lease provided within 3 business day(s) of being accepted. Should I fail to do so, the application shall be considered withdrawn, there will be no further obligation to reserve the rental, and my holding deposit will be forfeited.
- 6. I hereby waive any claim for damages if my application is not accepted.
- 7. I understand that every good faith effort will be made to have the premises ready for occupancy as promised. However, should the premises not be available for occupancy on the date promised, I hereby waive any and all rights to seek to recover damages of any kind from the landlord of management company.
- 8. I hereby authorize and permit the landlord and/or management company to obtain any information necessary to verify the accuracy of any information or statements I have made in this application. I authorize and permit my credit report to be obtained and further authorize the landlord or management to make future credit inquiries in regard to continued creditworthiness and for purposed of collection of unpaid rent or damages to premises, should that become necessary.
- 9. I permit, upon occasion, contact with my employer to verify my employment status during my tenancy.
- 10. I shall not hold the landlord or management responsible for any allergic reactions to the premises, inside or out-side, from me, other occupants, or guests. I shall check for allergic reactions before signing the Rental Agreement.
- 11. I certify that I am not manufacturing, using, storing, or selling dangerous controlled substances, and understand that I will immediately be required to vacate the premises if evidence of such is found on the premises, or if I am convicted of any crimes related to possession and/or distribution of controlled, dangerous substances
- 12. I understand and agree that the monthly rent will be and that a 10% late fee can be assessed if rent is not paid on time.
- 13. I further understand and agree that the security deposit of is required in full before move-in.

Applicant's Signature:	Date:
Co-Applicant's Signature:	Date: