

SMITH INVESTMENTS RENTAL APPLICATION

(901) 872-7113 • (901) 872-8211 fax

OFFICE USE ONLY

Village 1 2 3 ● Unit Type Apt TH ● Unit Size 1 2 3 3 Den ● Lease Term 12 6 Month
 Non-Refundable Application fee _____ CK MO CASH ● Rental Rate _____ Security Deposit _____ CK MO
 Expected Move -in Date _____ ● Pet Fee(s) _____
 Projected address/permanent address assigned at move-in _____

How did you hear about us?

Drive by Radio Internet Rental Guide Resident:
 Resident's name _____ Relationship _____
 Other: _____

PERSONAL INFORMATION

A separate Rental Application will be complete for each adult (18-years or older) that will occupy the premises with me .
 All requested information will be completed fully. _____ (initialed).

Applicant's name	First _____ M _____ Last _____	Date of birth	mm _____ dd _____ yyyy _____
Address	_____	SS#	_____
	city _____ state _____ zip _____	Home phone	() _____
Email address	_____	Alt phone	() _____
Driver's license #	_____	State issued	_____

SPOUSE INFORMATION

Spouse's name	First _____ M _____ Last _____	Date of birth	mm _____ dd _____ yyyy _____
Address	_____	SS#	_____
	city _____ state _____ zip _____	Home phone	() _____
Email address	_____	Alt phone	() _____
Driver's license #	_____	State issued	_____

OTHER OCCUPANTS UNDER 18

Occupant's 1 name	First _____ M _____ Last _____	Date of birth	mm _____ dd _____ yyyy _____
SS#	_____	Relationship	_____
Occupant's 2 name	First _____ M _____ Last _____	Date of birth	mm _____ dd _____ yyyy _____
SS#	_____	Relationship	_____
Occupant's 3 name	First _____ M _____ Last _____	Date of birth	mm _____ dd _____ yyyy _____
SS#	_____	Relationship	_____

RENTAL HISTORY

Current landlord	Landlord phone	() _____
How long?	Rent	\$ _____ per month
Reason for moving	_____	
Previous address	Landlord name	_____
	city _____ state _____ zip _____	Landlord phone () _____
Reason for moving	_____	

EMPLOYMENT HISTORY & OTHER INCOME

Current employer	Employer Phone	() _____
Employer address	Starting date	_____
	city _____ state _____ zip _____	Annual salary \$ _____ per year
Position held	Supervisor's name	_____
Previous employer	Employer phone	() _____
Employer address	Starting date	_____
	city _____ state _____ zip _____	Annual salary \$ _____ per year
Position held	Supervisor's name	_____

Other Source of Income:

Source	_____	Annual amount	\$	_____	per year
Source	_____	Annual amount	\$	_____	per year

CREDIT & FINANCIAL INFORMATION

Bank	_____				
Account number	_____	Account type	_____		
Bank	_____				
Account number	_____	Account type	_____		
Credit references	(auto loans, credit cards, personal loans, etc)				
Creditor and type	_____	Acct #	_____		
Creditor and type	_____	Acct #	_____		

OTHER INFORMATION

Automobile #1	make	_____	model	_____	Year	_____
Tag plate #	_____				Color	_____
Automobile #2	make	_____	model	_____	Year	_____
Tag plate #	_____				Color	_____
Emergency contact	name	_____	Phone	() _____		
Address	_____				Alt phone	_____
	city	_____	state	_____	zip	_____
	_____				Relationship	_____

Please list any criminal (misdemeanor or felonious) convictions within the past ten (10) years. If none, write "none."

Please list any evictions within the past ten (10) years. If none, write "none."

GENERAL POLICY FOR LEASING Visual Aids Available It is the policy of Smith Investments to

1. Rent to qualified persons, regardless of race, color, religion, sex, national origin, handicap, or familial status and in compliance of all federal, state and local laws.
2. Verify all information furnished by applicant(s) on RENTAL APPLICATION & BACKGROUND CHECK forms.
3. Collect a nonrefundable application/processing fee with each application for rental
4. Refund unit deposit only in case of application rejection. Move-in cancellation or refusal to accept unit is not acceptable grounds for deposit refund.
5. Accept all payments in the form of check or money order - NO CASH
6. The deposit will hold an approved APPLICATION FOR RENTAL. Unit will be held for 5 working days after unit ur ready of occupy. Forfeiture of deposit will result unless otherwise approved by management. If an application for rental is denied and rental deposit as been paid by check there will be a 30 day wait for refund, unless we receive a statement from applicants bank showing check has cleared their account.
7. Work with tenants to the best of our ability to move tenants(s) into the selected type of apartment/ townhouse at the earliest available date after rental application is approved, all fees and deposits are paid and unit is ready for occupancy.
8. Rental fees (daily prorated figures) and utilities fess (\$8.00 Daily) begin to accrue on the date unit is available for occupancy. Typical move in cost are calculated at 1st months rent + Deposit + Pet Fees
9. General minimum requirements to qualify (1.) Employed 6 monts at same establishment. (2.) Monthly bring home pay (net pay) 3 times rent or more. (3.) Minimum beacon score of 600
10. Advise applicant(s) of the General and Occupancy policies before filling out application.

OCCUPANCY STANDARDS POLICY

Efficiency Apartments
One Bedroom Apartments
Two Bedroom Apartments/Townhouse
Three Bedroom Apartment/Townhouse

The maximum occupancy for a Smith Investments managed property:

No more than two (2) Individuals
No more than two (2) Individuals
No more than four (4) Individuals
No more than six (6) Individuals

IT IS THE POLICY OF SMITH INVESTMENTS TO RENT TO QUALIFIED PERSONS REGARDLESS OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDCAP, OR FAMILY STATUS, AND IN COMPLIANCE OF ALL FEDERAL, STATE, AND LOCAL LAWS.

PLEASE READ CAREFULLY

I Certify that the facts set forth in this APPLICATION FOR RENTAL are true, complete and correct to the best of my knowledge and belief, and are made in good faith. I authorize an investigation of all statements contained in this application. I authorize an investigation to obtain a credit report from a credit reporting agency of their choosing. I hereby release any person, former or present employer references, credit reporting agency and Smith Investments from any claims of any nature whatsoever as a result of any response given to inquires made by Smith Investments. I understand that willful misrepresentation or omission of any facts called for on this application is grounds for rejections by Smith Investments. Provided this application is approved, the deposit placed on a unit is nonrefundable should applicant fail to take possession of the unit for any reason. Rental and utility fees begin accruing the date apartment is ready for tenant occupancy. Deposits monies are held at Insouth Bank, Millington Account # 37-71350-7-11

X Applicants Signature _____ date _____

I hereby certify that all information is complete and accurate and acknowledge that any misrepresentation will result in the denial of my Rental Application.

_____/_____/____ Applicant(s) understands that he/she is renting a type of apartment/townhouse (ie: 1, 2, or 3 bedroom). Your permanent unit address will be assigned at move-in.

08-30-2016

-----FOR OFFICE USE ONLY-----

_____ Application received
_____ Received by
_____ Screening date

1st Contact Attempt	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied with Counteroffer
	<input type="checkbox"/> Called and contacted	<input type="checkbox"/> Called and contacted	<input type="checkbox"/> Called and contact ed
	<input type="checkbox"/> Called and left vm	<input type="checkbox"/> Called and left vm	<input type="checkbox"/> Called and left vm
	<input type="checkbox"/> Called and left msg w/ _____	<input type="checkbox"/> Called and left msg w/ _____	<input type="checkbox"/> Called and left msg w/ _____
	<input type="checkbox"/> Other:	<input type="checkbox"/> Letter mailed: Reasons	<input type="checkbox"/> Letter mailed: Counteroffer
		<input type="checkbox"/> Letter mailed: No reasons	<input type="checkbox"/> Other:
		<input type="checkbox"/> Other:	
2nd Contact Attempt	<input type="checkbox"/> Called and contacted		
	<input type="checkbox"/> Called and left vm		
	<input type="checkbox"/> Called and left msg w/ _____		
	<input type="checkbox"/> Other:		
Final Status	<input type="checkbox"/> Converted to customer		
	<input type="checkbox"/> Lost - rejected	reason _____	
	<input type="checkbox"/> Lost	explanation _____	

NOTES:

Sworn and subscribed before me this _____ day of _____ 20_____

My Commission Expires Signature of Depty Clerk or Notary Public & Seal