

SMITH INVESTMENTS RENTAL APPLICATION

4486 Babe Howard Blvd. • MILLINGTON, TN 38053 • (901) 872-7113 • Fax (901) 872-8211

-Office use Only-

Property: _____ Unit Type: _____
Non-Refundable Application Fee: _____ ck mo cash Rental Rate: _____
Expected Move-in date _____ Security Deposit: _____ ck mo
Pet Fee(s): _____ ck mo Lease Term: 12 or 6 month
Projected address/permanent address assigned at move-in: _____

Tenant (1): _____ Social Security # _____
(Last) (First) (M.I.)

Driver's License# _____, State _____, Expiration Date _____ Birth Date: _____

Tenant (2): _____ Social Security # _____
(Last) (First) (M.I.)

Driver's License# _____, State _____, Expiration Date _____ Birth Date: _____

All other's to occupy:

1. _____ Birth date _____ Social Sec. # _____
2. _____ Birth date _____ Social Sec. # _____
3. _____ Birth date _____ Social Sec. # _____
4. _____ Birth date _____ Social Sec. # _____

Pet(s) no yes Breed _____ Color _____ Weight _____ lbs. Approved _____
Breed _____ Color _____ Weight _____ lbs. Approved _____

PRESENT ADDRESS: _____
(Street) (Apt #) (City/State/Zip)

(Present Landlord/Mortgage Company) (Rent Per Month) (Phone Number) (Res. Date From/to)

Phone # _____
(Day Time) (Night time) (Beeper) (Cellular Phone)

List all previous address within the past three years:

(Street) (Apt #) (City/State/Zip) (Landlord/Phone #) (Res. Date From / To)
1. _____
2. _____

Have you ever been Evicted no yes, If yes why? _____

Present Employer: _____
(Company Name) (Address) (Phone #'s)

(Position/Title) (Annual Gross Income) (Supervisor's name) (Dates Employed From/To)

If present employment is less than three (3) years, list previous employer's:

(Company Name) (Address) (Phone #) (Dates Employed From/To)
1. _____
2. _____

Spouse Present Employer: _____
(Company Name) (Address) (Phone #'s)

(Position/Title) (Annual Gross Income) (Supervisor's name) (Dates Employed From/To)

Additional income sources: _____

List Active Loans and Charge Accounts (Including Department Store, Credit Cards, etc.)

(Company Name) (Account Number) (Address) (City, State, Zip)
1. _____
2. _____

Bank/Savings and Loan(s) Accounts

(Account #) (Checking/Savings) (Company Name) (Address) (City/State/Zip)
1. _____
2. _____

Automobiles/Trucks

(Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)
1. _____
2. _____

If You Own a Motorcycle, Van/RV, Boat, Trailer/Camper Specify Below

(Make) (Model) (Year) (Color) (License #) (State) (Exp. Date)
1. _____
2. _____

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Emergency Contact:

(Name)	(Address)	(City/State/Zip)	(Phone #)
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GENERAL POLICY FOR LEASING

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 is ready for occupancy. Forfeiture of deposit will result unless otherwise approved by management. **If an application for rental is denied and rental deposit has 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 tenant(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 fees (\$5.00 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 months 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 the application

OCCUPANCY STANDARDS POLICY

The maximum occupancy for a Smith Investments managed property:

Efficiency Apartments	No more than two (2) Individuals
One Bedroom Apartment	No more than two (2) Individuals
Two Bedroom Apartment/Townhouse	No more than four (4) Individuals
Three Bedroom Townhouse	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, HANDICAP, OR FAMILIAL 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 rejection by Smith Investments. **Provided this application is approved, the deposit placed on a unit is non-refundable 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. Deposit monies are held at Insouth Bank, Millington Account # 37-71350-7-11**

Agent	Date	Applicant	Date
_____	_____	_____	_____
		_____	_____

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