

Rental Application Form

THIS IS NOT A LEASE &

THIS DOES NOT CREATE A LANDLORD/TENANT RELATIONSHIP

			Date	
Name of Applicant – (Last, First, MI)		Maiden Name	SSN	
Present Address		Home Phone		Work Phone
City	State	Zip Code	How Long at Present Address?	
Email Address		Cell Phone		Driver's License No. / State of Issue
Present Landlord/Apartment Name		City	State	Zip
		Phone No.		Monthly Rent
Former Address		City	State	Zip
		How Long at Former Address?		
Former Landlord/Apartment Name		City	State	Zip
		Phone No.		Monthly Rent
Current Occupation			Gross Salary	
			Length of Employment	
Current Employer		Complete Address		Phone No.
Immediate Supervisor's Name and Title				Phone No.
Past Employer (if less than 6 months at current position)		Complete Address		Gross Salary
Past Supervisor's Name and Title				Phone No.
Additional Income (describe sources)				
In Case of Emergency Notify		Relation to Applicant		Complete Address
				Phone No.

1.	Has any civil judgment been entered against you for the collection of a debt?	<input type="checkbox"/> Yes <input type="checkbox"/> No	4.	Have you ever been evicted or refused to pay rent for any reason?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	Have you filed for bankruptcy in the past 10 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	5.	Have you ever been convicted of a misdemeanor?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3.	Have you ever been convicted of a sexual offense?	<input type="checkbox"/> Yes <input type="checkbox"/> No	6.	Have you ever been convicted of a felony?	<input type="checkbox"/> Yes <input type="checkbox"/> No

If you answered "yes" to any of the above questions, please explain below (use reverse side if necessary)

LIST ALL OTHER OCCUPANTS WHO WILL RESIDE IN APARTMENT: (All occupants 18 years or older must be listed and sign below)

1.	Name	SSN	Signature
2.	Name	SSN	Signature
3.	Name	SSN	Signature

APPLICATION FEE. A non-refundable application fee of thirty dollars (\$30.00) is being provided by applicant. The application fee is retained by management in consideration for completing a background check, including, but not limited to, a criminal background check and credit report of the Applicant. The application fee will become non-refundable upon receipt by management whether or not the Applicant is approved or denied.

VERIFICATION. The Applicant agrees to provide documentation necessary to substantiate present or prior earnings which are to be considered as a basis for payment of rent. This application and deposit are taken subject to previous applications. The Applicant shall provide management with a photocopy of his/her driver's license. The Applicant further authorizes management to conduct background and investigative checks on the Applicant that management deems necessary in its sole discretion including, but not limited to, credit checks, rental history, criminal history, income verification, and reference checks now or in the future in the event Applicant seeks to renew his/her lease with College Town Kent, LLC.

APPROVAL. Once the Applicant is notified by management that the application has been **approved** by management, the Applicant will have the option to execute a lease within fifteen (15) days and takes possession of the suite. Once Applicant executes a lease, the Applicant will be required to submit to management a sum equal to one (1) month's rent ("Security") to be held as a security deposit under the lease. In the event that the Applicant fails to execute a lease within 15 days of receiving written notice from management stating the occupancy date (i.e., the date upon which applicant may move in), management will place the suite back on the market for rent and will attempt to lease the suite and any suite holding fee, if paid, will be forfeited by Applicant. Applicant releases College Town Kent, LLC from any loss, claim or cause of action resulting from the failure to deliver occupancy of the leased premises on the date projected in the Lease.

TRUE AND ACCURATE. The undersigned warrants and represents that all statements herein are true and permits management to conduct such checks as management may deem necessary in its sole discretion in order to verify Applicants statements. Should it be determined prior to or at any time during a subsequent tenancy that information given was false, management reserves the right to terminate said tenancy immediately through legal process and without the need for a thirty (30) day notice of termination.

FAIR HOUSING. Pursuant to Fair Housing Laws, the management shall neither refuse to rent or lease an apartment to any person because of race, color creed, religion, national origin, ancestry, handicaps or familial status of the applicant nor discriminate in the terms offered or the services rendered.

THE APPLICANT ACKNOWLEDGES THAT IF HE/SHE IS APPROVED, ALL FUNDS PAID (REGARDLESS WHEN PAID) WILL BE NON-REFUNDABLE, AND THAT THIS DOCUMENT IS NOT A LEASE AND DOES NOT, UNDER OHIO LAW, CREATE A "LANDLORD/TENANT" RELATIONSHIP. NO RELATIONSHIP SHALL BE DEEMED TO EXIST UNTIL THE APPLICANT AND MANAGEMENT FULLY EXECUTE A LEASE FOR THE SUITE.

The provisions contained in this application constitute the entire understanding among management and the Applicant and no promises or agreements were made by management to the Applicant except as contained herein. No promise, inducement, or representations other than those which are expressly set forth herein have been made as consideration to Applicant.

Applicant Signature

Date

Applicant Name (print)