



## Lease Application Agreement

Welcome to The Chelsea! We are excited to consider you and your family as potential future residents of our rental community. The information you provide will assist us in determining your eligibility to be a resident. Please read all of the below information, and then complete the following application. Please note: All information provided will be kept confidential. Further, any failure to provide information or misrepresentation of the required information will prevent approval of your application.

### 1. RENTAL QUALIFICATIONS AND GUIDELINES

#### ***Rental Applicant Qualifications***

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**Qualifications necessary** to be considered eligible for residency at The Chelsea:

- **Income:** Monthly Gross Income must be equal to or greater than 3 times your monthly rental amount. If you are using a Co-signor, their monthly income must be equal to or greater than 5 times the monthly rental amount.
- **Rental References:** Rental references will be obtained and must be favorable in terms of timely payment of rent, receipt of proper notice prior to vacating, and fulfillment of lease obligations. 24 consecutive months of address information is required.
- **Credit Record and Criminal History:** Credit files and criminal history checks will be obtained through reputable third-party screening services providers and are subject to an objective scoring system. Felony cases of any kind and pending cases/charges of any kind are subject to automatic decline of application.

**BANKRUPTCY:** Applicants having filed less than three years prior to date of application may be considered if two new credit references have been re-established in a satisfactory manner and if there has been no negative credit reported since filing of bankruptcy. Applicants having filed bankruptcy at least three years prior to date of application may be considered without establishment of new credit, and in the absence of any negative credit. Re-established credit must be reported on consumer's credit file.

- **Employment History:** Employment history must be verifiable, including position held, length and status of employment, and salary information.
- **Co-Signers:** Co-Signers will only be considered in the following situations: i) if the applicant fails to meet the minimum income guidelines, ii) if the applicant doesn't have established rental history, iii) if the applicant lacks established credit history, or iv) if the applicant fails to meet the employment requirements. Co-Signers shall be in a financial position to meet his/her current obligations and have the additional resources to meet the rental obligation of the applicant.
- **Under 21:** Any single applicant under the age of 21 will require a Co-Signer.

#### ***Rental Application Guidelines***

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- **Fully and truthfully answer all questions.** Incomplete applications will not be accepted. Any false or omitted information will be grounds for rejection of this application. Management reserves





the right to reject an application for any reason other than race, color, handicap, sex, religion, familial status, place of national origin, or any other protected class.

- Sign and date the application.
- Provide photo ID and proof of legal residency.
- Provide most recent paycheck or employment offer letter to verify salary or provide copies of last year’s tax returns if including income from self-employment, retirement, or other income from interest, alimony, etc.
- Complete an application for each applicant over 18. Each applicant must meet the necessary qualifications, and each will be held jointly liable under the lease.
- Provide payment of a \$50 Non-Refundable Application Fee for each application submitted. We accept cash and check. All checks may be payable to **Mainland Belmont, LLC**, and can be mailed to our address below.

**Please email completed applications along with required documentation to [TheChelsea@MainlandCompanies.com](mailto:TheChelsea@MainlandCompanies.com), or deliver to The Chelsea Leasing Office at 1900 12<sup>th</sup> Avenue South, Nashville TN 37203.**  
**If you have any questions, please email or call 615.988.5077.**

## 2. APPLICANT INFORMATION

### *Applicant & Lease Information*

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Applicant Name: \_\_\_\_\_

Unit Number: \_\_\_\_\_

Date Applied: \_\_\_\_\_ Apply same day?  Yes  No

Concession used (if applicable): \_\_\_\_\_

Lease Term (# of months): \_\_\_\_\_

Lease Start: \_\_\_\_\_

Lease Move-In Date \_\_\_\_\_

Lease End: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

SSN/ITIN: \_\_\_\_\_

Est. Annual Salary: \_\_\_\_\_

Other Income: \_\_\_\_\_

Driver's License: \_\_\_\_\_



Pet:  Yes  No  
If so, what kind (and size): \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

**Emergency Contact**

Name: \_\_\_\_\_

Relationship: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

**Current Residence**

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Rent/Own/NA: \_\_\_\_\_

Landlord/Mortgagor: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Rent or Payment: \_\_\_\_\_

Move-In Date: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Manager Contact: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Vehicle Information**

Make / Model / Year: \_\_\_\_\_

Color: \_\_\_\_\_

License Plate: \_\_\_\_\_

Note: \_\_\_\_\_

**Current Employer**

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Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Position: \_\_\_\_\_

Start Date: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Additional Employer / Previous Employer (if less than 3 years at Current)**

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Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Position: \_\_\_\_\_

Start Date: \_\_\_\_\_

End Date: \_\_\_\_\_

Reason for Leaving: \_\_\_\_\_

Supervisor: \_\_\_\_\_

Phone: \_\_\_\_\_

**Consent Form**

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**APPLICATION PROCESSING/FEE:**

As is customary in the apartment and rental business, routine inquiries may be made with request to such application and leases. In compliance with the Fair Credit Reporting Act, we hereby inform you that we may undertake an investigative consumer report including information pertaining to your character, general reputation, personal characteristics, and mode of living. A CASH application fee will be taken to cover the cost of such inquiries. ***THIS IS A NON-REFUNDABLE FEE, WHICH IS NEITHER A RENTAL PAYMENT NOR DEPOSIT AMOUNT. Accepting these terms authorizes Mainland Property Management LLC to verify and release the information you provide here, including criminal history reports.***

**SECURITY DEPOSIT:**

The applicant hereby agrees to execute within fourteen (14) days after the date of this application, a written lease agreement and to pay the rent in advance. Once the application is accepted, the applicant will be required to pay a security deposit on the unit in the amount stipulated in the Lease Agreement, but not less than \$500. The deposit will be retained if the applicant refuses the property reserved for him or her after a period of five (5) days from date of this application as liquidated damages. By signing below, applicant understands and acknowledges that the security deposit cannot be applied as rent at any time.

***PLEASE BE ADVISED THAT ALL INFORMATION PROVIDED BY AN APPLICANT, WHICH APPEARS TO BE FALSE OR FRAUDULANT (INCLUDING, BUT NOT LIMITED TO: NAME, DATE OF BIRTH, SOCIAL SECURITY NUMBER, ETC.) WHICH COULD BE USED IN CONNECTION WITH IDENTITY THEFT OR IRS TAX FRAUD IS SUBJECT TO BE REPORTED TO THE PROPER LAW ENFORCEMENT AGENCY FOR FURTHER INVESTIGATION. YOUR SIGNATURE ON THIS RENTAL APPLICATION AUTHORIZES RELEASE OF THIS INFORMATION.***

***MATERIAL MISREPRESENTATIONS ON THIS APPLICATION WILL CONSTITUTE A DEFAULT UNDER THE LEASE AGREEMENT, AND LESSOR MAY CANCEL SAID LEASE AT ITS OPTION WITHOUT GIVING NOTICE IN WRITING. THE ABOVE INFORMATION HAS BEEN CAREFULLY REVIEWED AND IS TRUE AND CORRECT.***

**AGREED AND ACCEPTED BY:**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_