

APPLICATION FOR RENT OR RENT TO OWN
Equal Housing Opportunity

(Check a box) **Rent Only**
Rent to Own

(Note: Each adult must sign this application)

The undersigned hereby makes an application to Rent the following property (if not known, write "unknown"):

PROPERTY ADDRESS: _____

Anticipated move date of _____ at a monthly rent of \$ _____ and a deposit of \$ _____ (if rental only), or, an option fee of: \$ _____ (if Rent to Own).

Note: Once you wish to apply to obtain a specific house, an application fee must be submitted in the amount of \$35.00 per adult, cash or certified funds only please. For **Rent Only**, it is due with this application. For **Rent to Own**, it is not due until after we prescreen you with our mortgage broker. This will cover the cost of a credit report, background check, and processing, and is a one-time only fee.

Note: We can also send you an email and you can pay through PayPal with a credit card (even if you don't have a PayPal account).

PLEASE TELL US ABOUT YOURSELF

Full Name Applicant _____ Home Phone () _____

Date of Birth _____ Social Security # _____

Email Address: _____ Other Phone () _____

Driver's License Number _____ State _____ Smoke? Yes No
 (Please make a copy of your drivers licenses and attach to this application, with legible picture)

Co-Applicant Name _____ Home Phone () _____

Co-Applicant Date of Birth _____ Social Security # _____

Email Address: _____ Other Phone () _____

Driver's License Number _____ State _____ Smoke? Yes No
 (Please make a copy of your drivers licenses and attach to this application, with legible picture)

Names of others living in house, and age _____

List All Pets _____

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt# _____ City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone () _____

Previous Address (last 3 years) _____ Rent \$ _____

Owner/Agent _____ Phone () _____

PLEASE ANSWER THE FOLLOWING

	Applicant		Co-Applicant	
	Yes	No	Yes	No
Have you declared bankruptcy in the past seven (7) years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you contemplating bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you had property foreclosed upon or deed in lieu in past 7 years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any outstanding judgments against you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you a party to a lawsuit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you presently delinquent or in default on any Federal debt or any other loan or obligation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you a U.S. Citizen?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are you a permanent resident alien?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever been evicted from a rental residence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you had two or more late rental payments in the past year?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever willfully or intentionally refused to pay rent when due?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do you own a home?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant

Co-Applicant

Have you ever been convicted of a crime?	Yes <input type="checkbox"/>	No <input type="checkbox"/>		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If Yes, Describe and Date each one: _____					

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Applicant Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed

Employer Applicant _____

Dates employed _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source/Contact Name _____

Co-Applicant Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed

Employer Co-Applicant _____

Dates employed _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source/Contact Name _____

PLEASE LIST YOUR REFERENCES

Banking Accounts:

Name _____ Type of Account _____ Account Number _____

Name _____ Type of Account _____ Account Number _____

Personal Reference or Emergency Contact:

Name _____ Address _____

Phone _____ Relationship _____

Name _____ Address _____

Phone _____ Relationship _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____

Make / Model _____ Year _____ License Plate State _____

ADDITIONAL INFORMATION:

Please give any additional information that might help owner/management evaluate this application?

I hereby apply to lease the above described premises (if identified) for the term and upon the set conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the deposit will be retained to offset the agent's cost, time, and effort in processing my application.

I agree to pay \$35.00(cash or certified funds) per adult as an application fee – each adult shall have a credit report run. This deposit shall be non-refundable. When so approved and accepted, I agree to execute a lease for 12 months before possession is given and to pay the balance of the security deposit or option fee prior to the move in date. If the application is not approved or accepted by the owner or agent, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject.

I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

I also understand that a criminal background check may be acquired and used as a condition for my acceptance.

/we understand that any misrepresentation or omission is grounds for denial and eviction.

The above information, to the best of my knowledge, is true and correct.

Please sign: X _____
Name of Applicant Date

Please sign: X _____
Name of Co-Applicant Date

AUTHORIZATION - Release of Information

I authorize an investigation of my credit, tenant history, banking and employment for the purposes of renting a house, apartment, or condominium from this manager: West-Edelen Development Corp., Plum Properties, LLC, or assigns

Furthermore, I authorize the owner/manager to review my credit with any individual they see fit, for purposes of determining if I am a suitable candidate, including but not limited to: a mortgage loan officer and/or a credit counselor.

Name of Applicant (please print) Name of Co-Applicant (please print)

X _____
Signature of Applicant Date Signature of Co-Applicant Date

Manager: West-Edelen Development, or Plum Properties, LLC 115 N. Watterson Trail #201, Louisville, Ky. 40243
Phone 502-639-9628 Email ron@westedelen.com FAX 866-757-8246

APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Deposit of \$ _____ Received by _____ Date _____

OFFICE NOTES: _____

FOR RENT TO OWN APPLICATIONS ONLY:

SCREENING INFORMATION FOR LOAN AMOUNT

We have 3 classifications for our Rent to Own Buyers:

- Registered Buyers** – are on our notifications list, but cannot visit our properties until they are on our Screened List.
- Screened Registered Buyers** – Have registered per above, are on our notification list and have been screened. Screening involves reading and understanding our program, and submitting an application with some basic information so that we all have a good idea of the price range home you might qualify for now and in the future.
- Qualified Registered Buyers** – Screened and Registered Buyers that have talked to our Mortgage Broker. This involves a short phone call or an online questionnaire and application. The Mortgage Broker will give you and us an honest assessment of your chances of obtaining a mortgage loan within one or two years.

Please provide us with the following information. It will be used to evaluate the price range home that might work for you.

Monthly Gross Income:

Base Salary	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Overtime	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Bonuses	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Commissions	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Dividends/Interest	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Other Income	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____
Rental Income	Applicant: \$ _____	Co-Applicant: \$ _____	Total: \$ _____

(Note: Rental income is net after loan payment, taxes, and insurance are deducted from rental income, times 75%)

Total Income Applicant: \$ _____ Co-Applicant: \$ _____ Total: \$ _____

If you have any known changes in your income within the next two years list here: _____

Monthly Payments (Be sure to include the expiration or payoff date of your loans. Loans paid off within 10 months don't count against you. Include all loans, we will adjust for loans to be paid off within 10 months)

Auto Loans:	1. _____	\$ _____	Payoff Date: _____
	2. _____	\$ _____	Payoff Date: _____
	3. _____	\$ _____	Payoff Date: _____
Credit Cards	1. _____	\$ _____	Payoff Date: _____
	2. _____	\$ _____	Payoff Date: _____
	3. _____	\$ _____	Payoff Date: _____
	4. _____	\$ _____	Payoff Date: _____
Student Loans	1. _____	\$ _____	Payoff Date: _____
	2. _____	\$ _____	Payoff Date: _____
	3. _____	\$ _____	Payoff Date: _____
	4. _____	\$ _____	Payoff Date: _____
Other Loans	1. _____	\$ _____	Payoff Date: _____
	2. _____	\$ _____	Payoff Date: _____
	3. _____	\$ _____	Payoff Date: _____
	4. _____	\$ _____	Payoff Date: _____
Child Support/Allimony	1. _____	\$ _____	Payoff Date: _____
Current Total	\$ _____		

Total Monthly Debt Current Total \$ _____ Minus loans paid within 10 months \$ _____ = \$ _____
 12 Months from now \$ _____ Minus Loans paid within 22 months \$ _____ = \$ _____

Have you filed for Bankruptcy? Yes No What was the final discharge date? _____

Have you had a Foreclosure or Deed in Lieu of Foreclosure? Yes No What was the date resolved? _____

Any outstanding judgements against you? _____ How much? \$ _____

Do you owe back taxes? _____ How much and to whom? _____