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## RENTAL / CREDIT APPLICATION

### Application Procedure

Please fill out the application completely and accurately. Falsification of information is grounds for immediate denial. All approved applicants are required to provide a valid driver's license or official identification card. Please complete your current and prior landlord information and employment history including names and telephone numbers.

Please list all sources of income. Applicants must demonstrate an ability to be able to pay monthly rent. Employment references will be checked to verify income. If applicant receives an income subsidy, the applicant must provide verification when turning in the completed application. If applicant has a payee or other contact person at a specific agency, please provide their contact information as well. If an applicant does not demonstrate the ability to pay the monthly rent, a co-signer may be allowed to guarantee the financial obligations of the lease. A credit check may be conducted on application at the sole discretion of the owner. Poor credit does not always result in application disapproval, however it may be a factor used in processing and application and may be grounds for disapproval.

A rental history check may be conducted on your application. Applicants are required to have at least two satisfactory prior landlord's to qualify. Applicants that do not have two years prior lease history may be required to have a co-signer to guarantee the obligation of the lease.

Jackson Property Group manages many properties owned by different parties. Each respective owner has acceptable qualifications for occupancy. Approval may take up to 72 hours, we will contact you when application has been processed.

### APPLICANT INFORMATION

First Name: \_\_\_\_\_ Middle: \_\_\_\_\_  
 Last Name: \_\_\_\_\_ SS#: \_\_\_\_\_  
 Date Of Birth: \_\_\_\_\_ State License #: \_\_\_\_\_  
 Primary Phone #: \_\_\_\_\_ Other #: \_\_\_\_\_

Will you be the only person occupying this property? If not, list all other residents:

Name:	Age:	Relationship:

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**EMPLOYMENT INFORMATION - PRIMARY APPLICANT**

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

Address: \_\_\_\_\_ City/State: \_\_\_\_\_

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

Position: \_\_\_\_\_ Years Service: \_\_\_\_\_

Monthly Take Home Pay: \$ \_\_\_\_\_ Other: \$ \_\_\_\_\_

**EMPLOYMENT INFORMATION - SECONDARY APPLICANT OR SPOUSE**

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

Address: \_\_\_\_\_ City/State: \_\_\_\_\_

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

Position: \_\_\_\_\_ Years Service: \_\_\_\_\_

Monthly Take Home Pay: \$ \_\_\_\_\_ Other: \$ \_\_\_\_\_

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**HOUSING HISTORY**

**Current** Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Current Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Current Monthly Rental Rate: \$ \_\_\_\_\_

Current Rental Duration: From: \_\_\_\_\_ To: \_\_\_\_\_

**Previous** Address: \_\_\_\_\_

City/State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Previous Landlord: \_\_\_\_\_ Phone: \_\_\_\_\_

Previous Monthly Rental Rate: \$ \_\_\_\_\_

Previous Rental Duration: From: \_\_\_\_\_ To: \_\_\_\_\_

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**HOUSING HISTORY CONTINUED**

Has an eviction notice ever been filed against you? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If Yes, by whom, when and why? \_\_\_\_\_

Have you ever been convicted of a crime against persons or property?

Yes:	No:

Have you ever been convicted of any drug related offenses?

Yes:	No:

Do you have or plan on housing any pets at this property?

Yes:	No:

Do you smoke or will you allow anyone to smoke at this property?

Yes:	No:

Applicant (s) hereby acknowledge that I have read and understand the application in its entirety. Furthermore, all information submitted is known to be true and correct. I understand that all application information and materials are being relied upon in the application processing procedure and are a pre-condition to approval by Owner. Any false statements or omissions are grounds for immediate application rejection. I hereby authorize management to conduct employment verification, previous housing, criminal background checks, public record checks and financial credit reference checks as so desired for the processing of this application. I understand and acknowledge that any lease agreement that I may enter into with landlord may be reported to such credit reporting agency, and authorize management to obtain my credit report for the purpose of collecting any amounts due pursuant to any future lease agreement with the landlord.

Applicant understands that there may be a non refundable \$25.00 application fee for the above services.

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

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

**FOR PROCESSING, FAX OR EMAIL APPLICATION TO:**

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**OR COMPLETE ONLINE AT: [www.jacksonpropertygroup.com](http://www.jacksonpropertygroup.com)**