

RENTAL APPLICATION

JMJ Property Management

A separate application is required from each applicant 18 years or older.

APPLICATION FEE: \$ \$50.00*

*Application is considered complete UPON receipt of application AND \$50.00 application fee.
Fee can be mailed/dropped in mail slot at 1211 Caroline Street, Fredericksburg, VA 22401. We also accept VENMO at this address: @JMJPops

THIS SECTION TO BE COMPLETED BY LANDLORD

Address of property to be rented: _____

The term of this rental is: (check one)

Fixed Lease (from: _____ to: _____)

Month-to-Month (starting: _____)

AMOUNTS DUE PRIOR TO OCCUPANCY

First month's rent \$ _____ total

Security deposit \$ _____ total

Credit check/app fee \$ \$50.00 per applicant

Other: Pet Deposit \$ _____

TOTAL: \$ _____

THIS SECTION TO BE COMPLETED BY APPLICANT

APPLICANT PERSONAL INFORMATION

Full Name: _____

Home phone: _____ Work phone: _____

Email: _____ Social Security Number: _____

Driver's License Number: _____ State of: _____ *

**MUST INCLUDE A COPY OF VALID DRIVER'S LICENSE WITH APPLICATION*

GUARANTOR PERSONAL INFORMATION

Full Name: _____

Home phone: _____ Work phone: _____

Email: _____

**REQUIRED OF ALL APPLICANTS UNDER THE AGE OF 25 AT THE TIME OF APPLICATION SUBMISSION*

VEHICLE INFORMATION

Do you have a vehicle? Yes No

Make: _____ Model: _____

Year: _____ Color: _____

License Plate Number: _____ License Plate State: _____

OCCUPANTS

List the full names of ALL Occupants: _____

APPLICANT'S RENTAL HISTORY

Do you currently rent? Yes No

If Yes, enter the **Current Address**: _____

Start Date: _____ End Date: _____

Reason for Leaving: _____

Landlord/Manager's Name: _____

Phone: _____ E-Mail: _____

Previous Address (if rental property): Start _____

Date: _____ End Date: _____

Reason for Leaving: _____

Landlord/Manager's Name: _____

Phone: _____ E-Mail: _____

EMPLOYMENT HISTORY

Current Employer: _____

Address: _____

Start Date: _____ End Date: _____

Supervisor's Name: _____

Phone: _____ E-Mail: _____

Previous Employer 1: _____

Address: _____

Start Date: _____ End Date: _____

Supervisor's Name: _____

Phone: _____ E-Mail: _____

Previous Employer 2: _____

Address: _____

Start Date: _____ End Date: _____

Supervisor's Name: _____

Phone: _____ E-Mail: _____

GROSS INCOME

Gross Monthly Employment Income (before deductions): \$ _____

Average Monthly Amounts of Other Income (if any): \$ _____

Total Income: \$ _____

FINANCIAL LIABILITIES

Do you have any **loans**? Yes No

If Yes, what are the amounts and reasons: _____

Do you have any **credit card debt**? Yes No

If Yes, what are the amounts and the card issuers: _____

Are there **any other debts** we should know about? Yes No

If Yes, explain: _____

PETS

Do you have any pets? Yes No

If Yes, enter the type and weight: _____

SMOKING

Do you currently smoke? Yes No

If Yes, what products: _____

LEGAL ACTION

Have you ever filed for bankruptcy? Yes No

If Yes, explain: _____

Have you ever been sued? Yes No

If Yes, explain: _____

Have you ever been evicted? Yes No

If Yes, explain: _____

PERSONAL REFERENCES

Personal Reference 1: _____

Relationship: _____

Phone: _____ E-Mail: _____

Personal Reference 2: _____

Relationship: _____

Phone: _____ E-Mail: _____

Personal Reference 3: _____

Relationship: _____

Phone: _____ E-Mail: _____

I, the applicant, certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any material false or incomplete statements in this application. I authorize verification of the information provided in this application from my credit sources, current and previous landlords and employers and personal references.

Applicant's Signature: _____ Date: _____

CONSUMER DISCLOSURE

I/we, the undersigned, authorize the Landlord and its agents to obtain an investigative consumer credit report including but not limited to credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, and bank representatives. This investigation is for resident screening purposes only and is strictly confidential. This report contains information compiled from sources believed to be reliable, but the accuracy of which cannot be guaranteed. I hereby hold Landlord and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

Important information about your rights under the Fair Credit reporting Act:

- You have a right to request disclosure of the nature and scope of the investigation.
- You must be told if information in your file has been used against you.
- You have a right to know what is in your file, and this disclosure may be free.
- You have the right to ask for a credit score (there may be a fee for this service).
- You have the right to dispute incomplete or inaccurate information. Consumer reporting agencies must correct inaccurate, incomplete, or unverifiable information. These reports are being processed by On-Site.com, P.O. Box 1514, Los Altos, CA 94023-1514, (877) 222-0384. A summary of your rights under the Fair Credit Reporting Act is available by visiting or writing (Para información en español, visite o escriba): <http://www.ftc.gov/credit>

Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Avenue N.W., Washington D.C. 20580.

In connection with my application for housing, I understand that the property owner/agent may obtain one or more consumer reports, which may contain public information, for the purposes of evaluating my application. These consumer reports will be obtained from one or more of the following consumer reporting agencies:

- Equifax, E.C.I.F., P.O. Box 740241, Atlanta, GA, 30374-0241, (800) 685-1111
- Trans Union, Regional Disclosure Center, 1561 Orangethorpe Ave., Fullerton, CA, 92631, (714) 738-3800
- Experian (TRW), Consumer Assistance, P.O. Box 949, Allen, TX, 75002, (888) 397-3742
- On-Site Manager, Inc., P.O. Box 1514, Los Altos, CA, 94023-1514, (877) 222-0384

California Residents

Under California law, these consumer reports are defined as investigative consumer reports. These reports may contain information on my character, general reputation, personal characteristics and mode of living. In connection with my application for housing, I authorize owner/agent to obtain a consumer report from the consumer reporting agencies listed above.

Signature: _____

Name Printed: _____

Date: _____

If you would like to receive a copy of any investigative consumer report at no cost to you, please initial here: _____

If you would like to receive a copy of any credit report at no cost to you, please initial here: _____

PLEASE NOTE:

Under Section 1786.22 of the California Civil Code, if you wish to dispute the accuracy or completeness of any item in the consumer report, you may contact the consumer reporting agency named above and request an investigation. You also may view the file maintained on you by the above credit reporting agency during normal business hours. You can receive a copy of your file by providing proper identification and paying any related-copy costs. You may also receive a summary of the file by telephone. The agency is required to have employees available to explain your file to you, and they must explain any coded information in your file. You can bring someone with you to view the file, so long as they have identification.

Washington Residents

In the event of a denial or other adverse action, you have a right to obtain a free copy of the consumer report from the screening company or credit reporting agency

Massachusetts Residents

An applicant for employment or for housing or an occupational or professional license with a sealed record on file with the commissioner of probation may answer 'no record' with respect to an inquiry herein relative to prior arrests, criminal court appearances or convictions. An applicant for employment or for housing or an occupational or professional license with a sealed record on file with the commissioner of probation may answer 'no record' to an inquiry herein relative to prior arrests or criminal court appearances. In addition, any applicant for employment or for housing or an occupational or professional license may answer 'no record' with respect to any inquiry relative to prior arrests, court appearances and adjudications in all cases of delinquency or as a child in need of services which did not result in a complaint transferred to the superior court for criminal prosecution.