

RENTAL APPLICATION

Carolina Heritage Realty

1220 Commerce St SW, Suite G, Conover, NC 28613
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FOR OFFICE USE ONLY

Property _____
App Fee \$ _____ Date/Time _____
Rent \$ _____ Sec Dep \$ _____ Pet Fee \$ _____
Approved / Pending / Declined Date _____
Applicant Notified Date / Time _____

****Proof of Income Required with All Applications****

APPLICANT NAME: _____ Cell Number: _____

Date of Birth: ____/____/____ Social Security #: ____ - ____ - ____

E- Mail Address _____

Present Address: _____ City _____ State: _____ Zip: _____

Rent Amt \$ _____ Date From: _____ to: _____ Reason for Leaving _____

Landlord Name: _____ Phone #: _____

Previous Address: _____ City _____ State: _____ Zip: _____

Rent Amt \$ _____ Date From: _____ to: _____ Reason for Leaving _____

Landlord Name: _____ Phone #: _____

Present Employer: _____ Phone: _____

Position _____ Supervisor: _____

Pay Rate: \$ _____ per _____ (hour, week, month) Hours Per Week: _____ Date Hired: _____

Other Income Source Name & Number: _____
Amount \$ _____ per _____ (hour, week, month)

Other Income Source Name & Number: _____
Amount \$ _____ per _____ (hour, week, month)

Name of Other Occupants Including Ages: _____

Emergency Contact: _____
(Name) (Relationship) (Phone)

***** Continued on Back *****

Do you have Pets? **YES / NO** If so, specify each including weight _____

Carolina Heritage Realty has a broad, well-established “NO PET” policy that will be strictly enforced unless a pet deposit is accepted. **IF YOU PLACE A PET IN THE HOME WITHOUT PROR APPROVAL AND PAY A PET FEE, YOU WILL BE CHARGED A DOUBLE PET FEE AND/OR EVICTION PAPERS WILL BE FILED IMMEDIATELY!**

Vicious Dogs List: Due to the nature of the breed Carolina Heritage Realty DOES NOT accept any of the breeds of dogs listed below or any mix of these breeds. (EVICTION PAPERS WILL BE FILED IMMEDIATELY)

Pit Bulls	Rottweiler	Alaskan Malamutes	Dobermans	Dalmatian
German Shepherds	Huskies	Chow Chow	Presa Canario	Boxers

Have you or any other member of your household ever had your lease terminated or been evicted? _____

If yes, please explain: _____

Have you or any member of your household ever been arrested or convicted of any crime? _____

If yes, please explain: _____

APPLICATIONS CAN BE TURNED DOWN FOR ANY OF THE FOLLOWING REASONS:

- 1. Judgements or liens for property damage or unpaid rent from any person or business entity.**
- 2. Evictions – Evictions within the past 7 years**
- 3. Criminal History**
 - **Must Not Have Conviction of any felonies**
 - **Must Not Have more than 2 arrests within the last 10 years**
 - **Must Not Have Any arrests or convictions for violent or sexual related offenses**
- 4. Income**
 - **Primary Applicant’s Gross Income Must Not be Less than 3 times the Monthly Rent**
Income based on Primary Applicant’s Income ONLY! **** Verifiable Proof of Income Required! ****
Ex: Current Paystub(s), Social Security or Disability Award Letter, 1099 or Last Year’s Tax Return (if same employer)
 - **Cannot be employed less than 30 – 90 days (must be permanent position not temp service)**
- 5. Bad references from prior or current landlords or places of employment**
- 6. Falsification of information on rental application**
- 7. No Rental History - Applicant may be denied or owner may require a double security deposit**

***** All tenants are required to have rental insurance. Policy information MUST be provided BEFORE signing a lease. Carolina Heritage Realty MUST be listed as the additional insured & Policy must have a Minimum of \$100,000 liability.**

I hereby make application for the home/apartment with the above referred address. With the execution of this application, I have paid a **Non-Refundable Application fee** of \$50.00 to Carolina Heritage Realty. I certify that the information provided is true and complete, and that I understand that any misrepresentation may result in denial of application and immediate termination of the lease if found out at a later time. I further authorize the inquirer to verify any statements above through sources such as law enforcement or government agencies, background check vendor, employment and/or current and previous landlords.

Applicant Signature: _____ Date: _____

Upon acceptance of this application, I understand that the reserve fee that I will pay is to hold the property applied for so no one else can rent the property. Hold Money **MUST** be paid in full by the next business day after application is approved. Therefore, if after paying the reserve fee should I decide that I do not want to rent the property, I understand that I will forfeit the amount paid.

Applicant Signature: _____ Date: _____

***** I have inspected this property and agree to accept it “as is.” _____ (Initials)**

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Tenant Information Release Form

I authorize the release of any information concerning my rental history to:

Carolina Heritage Realty. This information can include but is not limited to duration of stay, rent amounts, payment history, apartment condition upon my departure, police calls to the property and any issues concerning compliance.

Printed Name: _____

Signature: _____ Date: _____

Employment Information Release Form

I authorize the release of any information concerning my employment history to:

Carolina Heritage Realty. This information can include but is not limited to dates employed, pay rate, amount of hours per week.

Printed Name: _____

Signature: _____ Date: _____