



Phone 763-315-0000
 Fax 763-315-0004
 Email info@rainsproperties.com
 Website www.rainsproperties.com

Thank You for choosing Rains Real Estate Services for your housing needs. Our policy is to offer housing for lease to the general public without regard to race, color, national origin, sex, familial, status, creed, ancestry, sexual orientation or disability. All employees of Rains Real Estate Services agree to full compliance with Fair Housing Standards.

APPLICATION FEE

- \$ _____ non-refundable app fee per applicant
- * All resident over 18 years of age must submit a separate application
- * Fill in all blanks (front and back)
- * Include all names & phone numbers of contact
- * Verifiable background information is crucial to determine the status of you application
- * Sign and Date application
- * indicate you move-in date
- * All units leased is on a FIRST COME SERVE BASIS

SECURITY DEPOSIT

- * Security Deposit is one month rent
- * Pay with personal check or money order
- * Property will be put back on market
- * The earnest money will be forfeited
- * Balance of deposit & rent due prior to move-in

Qualifying Criteria

The decision to accept an application will require a combination of positive employment, housing references,, & verifiable current monthly income.

We reserve the right to deny any applicant who does not meet minimum qualification standards. **Applicant with less than the optimal scores will be required to have a co-signer for the lease or a double deposit.** If a co-singer is required, that person will need to submit a signed notarized Lease Guarantor Form. The form must be included with the resident's lease prior to move-in or a double deposit will be required.

Applicant must have no conviction of a felony on the past seven years. Illegal drug activity or gang involvement, any violent acts against another person, arson, criminal trespass, stalking,, burglary or vandalism. Anyone EVER convicted of child abuse, child molestation or child neglect is denied.

Housing References: Must Have:

- * Timely rental payments
- * No incidence of abuse of any prior rental
- * No breach of any previous rental contract
- * No balance due on previous residential account
- Current & former landlords will be contacted to supply reference info

Employment Verification

- * Current employers will be contacted to verify employment & income
- * Self employed persons must provide tax returns to document income

Credit Check

- * Rent to income ration – Except for Sec. 8
- * Payment history

Application For Rental Property

Phone 763-315-0000
 Fax 763-315-0004
 Email: Info@rainsproperties.com

APPLYING FOR: _____ Move-in date _____ Rent _____																																																				
Name: Last _____ SSN _____ First _____ Middle _____ D.O.B _____ Drivers license _____ State _____ Email _____ Home phone _____ Cell _____ Work _____ How did you find out about this? Newspaper _____ Internet _____ Sign _____ Other _____																																																				
Present Address _____ City _____ State _____ Zip _____ Monthly _____ Rent \$ _____ Date of occupancy _____ To _____ Landlord name _____ Landlord phone _____ Reason for leaving _____ Previous Address _____ City _____ State _____ Zip _____ Monthly rent \$ _____ Date of occupancy _____ - to _____ Landlord name _____ Landlord phone _____ Reason for leaving _____ Present Employer _____ Supervisor Name _____ Phone _____ Occupation _____ Date of employment _____ to _____ Monthly gross income\$ _____	Office use only <table style="width: 100%; border-collapse: collapse;"> <tr><td>Verified?</td><td>Yes</td><td>No</td></tr> <tr><td>Rent?</td><td>Yes</td><td>No</td></tr> <tr><td>Dates?</td><td>Yes</td><td>No</td></tr> <tr><td>Late?</td><td>Yes</td><td>No</td></tr> <tr><td>\$ Owed</td><td>Yes</td><td>No</td></tr> <tr><td>NSF ?</td><td>Yes</td><td>No</td></tr> <tr><td>3Day?</td><td>Yes</td><td>No</td></tr> <tr><td>Violations?</td><td>Yes</td><td>No</td></tr> <tr><td colspan="3" style="text-align: right;">TOTAL _____</td></tr> </table> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Verified?</td><td>Yes</td><td>No</td></tr> <tr><td>Rent?</td><td>Yes</td><td>No</td></tr> <tr><td>Dates ?</td><td>Yes</td><td>No</td></tr> <tr><td>\$ Owed?</td><td>Yes</td><td>No</td></tr> <tr><td>NSF?</td><td>Yes</td><td>No</td></tr> <tr><td>3 Day?</td><td>Yes</td><td>No</td></tr> <tr><td>Violations?</td><td>Yes</td><td>No</td></tr> <tr><td colspan="3" style="text-align: right;">TOTAL _____</td></tr> </table> Rent Ref Total: _____ Source verified? Yes No Date s verified Yes No Income verified? Yes No TWICE RENT? Yes No CREDIT REPORT SCORE; CREDIT +LANDLORD: APPROVED: YES NO WITH DBL DEP _____ OR CO-SIGNER _____ DENIED: letter sent date _____ / _____ / _____	Verified?	Yes	No	Rent?	Yes	No	Dates?	Yes	No	Late?	Yes	No	\$ Owed	Yes	No	NSF ?	Yes	No	3Day?	Yes	No	Violations?	Yes	No	TOTAL _____			Verified?	Yes	No	Rent?	Yes	No	Dates ?	Yes	No	\$ Owed?	Yes	No	NSF?	Yes	No	3 Day?	Yes	No	Violations?	Yes	No	TOTAL _____		
Verified?	Yes	No																																																		
Rent?	Yes	No																																																		
Dates?	Yes	No																																																		
Late?	Yes	No																																																		
\$ Owed	Yes	No																																																		
NSF ?	Yes	No																																																		
3Day?	Yes	No																																																		
Violations?	Yes	No																																																		
TOTAL _____																																																				
Verified?	Yes	No																																																		
Rent?	Yes	No																																																		
Dates ?	Yes	No																																																		
\$ Owed?	Yes	No																																																		
NSF?	Yes	No																																																		
3 Day?	Yes	No																																																		
Violations?	Yes	No																																																		
TOTAL _____																																																				

List name, age and relationship of all other persons to be occupying the premises

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

List all vehicles to be parked on the premises:

Vehicle type _____ Year _____ Make _____

License plate _____ state _____

Vehicle type _____ Year _____ Make _____

License plate _____ state _____

Pets: Yes No Describe # of pets _____ Male _____ Female _____

Dog (s) _____ Cat(s) _____ Breed _____ Weight _____

In case of Emergency, Notify

Name _____ Relationship _____

Address _____ City _____ State _____ Zip _____

Phone # _____

Are you a student ? Yes No

List any other sources of income:

Parental support \$ _____ SSI/ Social security \$ _____

Financial Aid/ Grants \$ _____ Alimony/Child support\$ _____

Retirement / Pension \$ _____ Other \$ _____

Have you ever filed for bankruptcy? _____

Have you been convicted? _____

Have you ever been convicted of a crime other than motor vehicle violations? Yes No

If you have please explain conviction: _____

Applicant hereby deposits the amount of \$ _____ for the application fee and \$ _____ as earnest money to be applied to the security deposit. If the applicant is accepted as a resident (with or without a co-signer or double deposit required) and DOES NOT enter into a lease agreement, then the amount deposited shall be retained as liquidated damages for holding the property off the market. If applicant does enter into a lease agreement then the earnest money shall be applied to the security deposit required under the lease. If the applicant is accepted as a resident and enters into a lease agreement, then this document shall become part of the lease. If the applicant is denied, a letter of explanation and the earnest money deposited will be returned within 7 days of notice of denial.

I as an applicant represent that the statements above are true and correct and hereby authorize verification of references whereby information is obtained through personal interviews with my landlord, employer, or others with whom I am acquainted. I also understand that a credit report will be obtained. Owner or Agent has the right to reject this application per the attached Credit Qualifying Criteria.

Applicant _____ Date _____