

Fannie Hillman + Associates Rental Application

Application fee \$55/Adult over 18 yrs
Cash/ Check payable to Fannie Hillman + Associates
or pay online at www.fanniehillman.com

Applicant Information

Property Applying for:		Agent that showed Property:
Desired Move in Date:		Agent #:
Name:		Drivers License State & #:
Date of birth:	SSN:	Phone:
Current address (2 yrs):		EMAIL:
City:	State:	ZIP Code:
Own Rent (Please circle)	Monthly payment/rent:	How long?
Landlord:	LL phone:	LL Email:
Previous address(if current less than 2 yrs):		
City:	State:	ZIP Code:
Own Rent (Please circle)	Monthly payment/ rent:	How long?
Landlord:	LL phone:	LL Email:
Pets (sex/breed/age/weight) :		
Vehicle info: (include year/make/model) list all:		

Employment Information (If 1099 please include past 2 yrs tax return / If W-2 past 2 pay stubs)

Current employer (at least 2 yrs continuous):		
Employer address:		How long?
Position:	Supervisor:	Supervisor/HR Dept Phone:
Phone:	Supervisor Email:	Other sources of Income:
Annual income:	Hourly \$____per hr or Salary (please circle)	How much:
Previous Employer:		
Address:		How long?
Position:	Supervisor:	Supervisor/HR Dept Phone:
Phone:	Hourly \$____per hr or Salary (please circle)	Annual Income:

References & Emergency Contact Info:

Name:	Address:	Phone:

I certify that the above information is correct and complete. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, criminal record, and public records will be made. I authorize the investigation and verification of the information provided on this form as to my employment and tenant history. Applicant agrees that false, misleading or misrepresented information may result in application being rejected, will void a lease agreement if any and/or grounds for eviction with loss of all deposits and any other penalties as provided by lease terms if any. Application fee is nonrefundable.

Signature of applicant:	Date:
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RESIDENT SELECTION CRITERIA

- All** Adult applicants 18 or older must submit a fully completed, dated and signed application and pay fee. **Proof of identity required** (please submit copy of current DL or passport). Applicant may be required to be approved by a condo/HOA and may have to pay an additional application fee/security or damage deposit to said Association.
- A minimum of 2 years rental/housing history is required.** Credit history and Civil Court Records should not contain "slow/late payments", judgments, evictions, collections, liens or bankruptcy within the last 5 years. Previous rental history should reflect timely payment, sufficient notice to vacate, no complaints regarding noise, disturbances or illegal activities. No paid NSF checks, and no damage to property or failure to leave property in good clean condition upon vacating premises.
- Employment/Income verification for past 2 years is required.** Applicants will be required to show proof of income; if W-2 employee at last 2 months of paystubs & last 2 years W-2's; if self-employed last 2 years of 1099's or tax returns; non-employed applicants must provide verifiable proof of income; all sources of income must be verifiable.
- Typically applicants should have a gross income of at least 3 times the monthly rent. Requests regarding any exceptions to our company's criteria will need to be submitted in writing to agent to be presented to the owner/landlord. If approval is then given for such exception, it may require additional security deposit; additional/up front rent payments or may require a co-signer.
- Criminal records should not contain convictions for crimes (misdemeanors or felonies) involving violence, assault & battery, drugs, firearms within the last 7 years. **NO SEXUAL OFFENSES – EVER.** In the event a record comes back as "adjudication withheld", "nolle prosequere", or "adjudication deferred", further documentation may be required. Applicant could be denied on this basis.
- Pets (if permitted) will require a written permission from landlord to be included in lease document, an addendum to the lease. A non-refundable pet fee will be required. Fees are waived for medically necessary pets (require proof/documentation).
- We may require a good faith deposit to be collected to hold a property off the market. In the event the application is approved and applicant fails to enter lease, the applicant shall forfeit this deposit. In the event the application is approved and applicant signs lease, this deposit will be applied to the required security deposit.

I hereby affirm that I have read the application and resident selection criteria, and that I understand all the terms and charges due.

Applicant

Date