

Last Name	First Name	MI	Date of Birth	Social Security Number

Single [] Married [] Divorced [] Separated [] Maiden Name _____

Last Name	First Name	Relationship	Date of Birth	Social Security Number

Is there anyone other than those listed on this applications whose credit could impact yours? ___ Yes ___ No

If Yes, explain: _____

RESIDENTIAL HISTORY - PLEASE LIST PREVIOUS THREE YEARS (USE BACK OF PAGE IF NEED MORE ROOM)

CURRENT ADDRESS: _____ **RENT:** _____

From: _____ **To:** _____ **Reason for Leaving:** _____

Landlord: _____ **Telephone:** _____

PREVIOUS ADDRESS (If Within Three Years) _____ **RENT:** _____

From: _____ **To:** _____ **Reason for Leaving:** _____

Landlord: _____ **Telephone:** _____

PREVIOUS ADDRESS (If Within Three Years) _____ **RENT:** _____

From: _____ **To:** _____ **Reason for Leaving:** _____

Landlord: _____ **Telephone:** _____

EMPLOYMENT INFORMATION (USE BACK OF PAGE IF NEED MORE ROOM)

EMPLOYER: _____

DATE EMPLOYED: _____ **POSITION:** _____

SUPERVISOR: _____ **TELEPHONE:** _____

EMPLOYERS ADDRESS: _____

SALARY: _____ *IF EMPLOYED FOR LESS THAN 6 MONTHS, PREVIOUS EMPLOYER BELOW.*

PREVIOUS EMPLOYER: _____ **PHONE:** _____ **HOW LONG:** _____

ROOMATE EMPLOYER: _____

DATE EMPLOYED: _____ **POSITION:** _____

SUPERVISOR: _____ **TELEPHONE:** _____

EMPLOYERS ADDRESS: _____

SALARY: _____ *IF EMPLOYED FOR LESS THAN 6 MONTHS, PREVIOUS EMPLOYER BELOW.*

PREVIOUS EMPLOYER: _____ **PHONE:** _____ **HOW LONG:** _____

PLEASE LIST YOUR CURRENT ASSETS		LIST THREE CHARACTER REFERENCES - NAME, ADDRESS, PHONE	
LOCATION/INSTITUTION			
CHECKING		REF #1	_____
SAVINGS			
CD'S		REF#2	_____
STOCKS/BONDS/IRA			
PROPERTY		REF#3	_____
OTHER			

EMERGENCY CONTACT INFORMATION - LIST TWO PLEASE			
	NAME & ADDRESS	RELATIONSHIP	TELEPHONE
Contact #1			
Contact #2			

HOW DID YOU HEAR ABOUT US? (IF REFERRED BY CURRENT RESIDENT, LIST ABOVE)

Newspaper Apartment Guide Drive By AT&T Yellow Pages Feist Yellow Pages
 Resident Referral Who? _____ Other How? _____

VEHICLE INFORMATION					
MAKE	MODEL	YEAR	COLOR	STATE	PLATE NUMBER

YES/NO
DO YOU OWN A WATER BED? _____
EVER BROKEN A LEASE: _____ If yes, list details.
EVER BEEN EVICTED? _____ If yes, list details.
DO YOU HAVE A PET? _____ If yes, list details.

HAVE YOU EVER:
BEEN CHARGED WITH A CRIMINAL OFFENSE? YES NO Age/Weight: _____
BEEN CONVICTED OF A FELONY? YES NO Weight: _____
RECEIVED DEFERRED ADJUDICATION FOR A CRIM YES NO Spay./Neut.?: _____

	Pet 1	Pet 2	Pet 3
Breed:			
Age/Weight:			
Weight:			
Spay./Neut.?:			

If yes, please provide detail including where, what and when:

This application must be completed in full and signed by all adults who will occupy the premises before it can be considered by Landlord. This application is made with the understanding that it is subject to acceptance by the owner and subject to execution by a legal representative of said company and delivery of a lease covering said premises. If approved, all monies deposited with this application will be held as a reservation deposit to be either returned to applicant or credited toward any deposit which may be required of applicant at the time a rental agreement is executed. If the premises is held for applicant for more than three (3) days after approval, all monies deposited shall be forfeited to Landlord as liquidated damages.

I/We certify that the above is true and accurate to the best of our knowledge and that we are the person/s who will reside in the residence. I/we agree to allow Rental Management Solutions authorization to investigate any personal, financial, credit and criminal records through services of the Landlord's preference for the purpose of determining my/our eligibility to rent the property that I/We have made an application for.

Signature _____ Date _____
 Applicant
 Signature _____ Date _____
 Applicant
 Signature _____ Date _____
 Agent for Owner



RENTAL MANAGEMENT SOLUTIONS

Phone: 785-266-3499 Fax: 785-266-3994 E-mail: RMS2@cox.net

Security Deposit Policy

Thank you for applying for residency at a Rental Management Solutions managed property. As you have been made aware, the security deposit takes this home off the market and reserves it for you so that once you are approved, the home will still be available for you to rent. By taking this home off the market we are no longer actively showing and leasing the home. Once your application screening is approved and you have been notified of this, you have 72 hours in which to accept this home and make plans for moving in. If within the first 72 hours of approval you decide this home is not right for you and you change your mind and do not want to move-in, your entire deposit (or portion paid) will be refunded to you. If you make this decision after the 72 hour period, the security deposit (or portion of) is forfeited and will not be refunded.

I have read and agree to this Security Deposit Policy and understand that you are taking this home off the market and reserving it for me. In the event that I change my mind after 72 hours, I forfeit my entire security deposit.

Applicant Signature

Rental Management Solutions

Rental Qualification Standards

Thank you for applying for housing provided by Rental Management Solutions. All applicants must meet the following standards to be eligible for housing at the subject property.

- Income – Total household income must meet or exceed three times (3) the monthly rent if tenant is responsible for all utilities. Two and a half times (2.5) if tenant is not responsible for all utilities.
- Credit – Credit qualifications will be determined on the basis of the credit history report. Prior bankruptcy will only be considered if discharged. Properties will be subject to the following qualifying levels:
 - 1st Tier: Credit history must not contain any outstanding balances to landlords or applicable utility companies.
 - 2nd Tier: Credit score must be 580 or above; history must not reflect any outstanding balances to landlords or utility companies.
 - 3rd Tier: Credit score must be positively rated with an overall score of 650 or above; history must not reflect any outstanding balances to landlords or utility companies.
- Criminal Background – Any felony conviction or drug related conviction will give basis for denial of the application. Pending criminal charges will be basis for denial until the outcome has been decided.
- Age – All lessees must be 18 years of age.
- Rental history – Previous housing on rental property must provide good reference. No balance may be left outstanding to any previous landlord. Sufficient notice must be given.
- Pets – All pets must be pre-approved by manager.
- Number of Occupants – Maximum occupancy of 2 persons per bedroom.

EQUAL HOUSING – Rental Management Solutions has a comprehensive policy against discrimination and will provide equal opportunity housing to all qualified persons regardless of race, color, national origin, religion, sex, familial status, or disability.

I understand and agree to the Rental Qualification Standards as stated above. It has been explained to me/us that by signing this document that I/we certify that approval of my/our application will be based on the guidelines listed above.

Applicant Signature Date

Applicant Signature Date

Agent Signature Date