

Forest Properties

Setting the Highest Standards of Living
201-K Pamona Dr. ~ Greensboro, NC 27407
Phone 336-299-8825 ~ Fax 336-299-8344
www.ForestProperties.com
rentals@forestproperties.com

**Application
Fee
\$30.00 per
Person**

Make check
payable to Forest
Properties

**NO CASH
ACCEPTED**

Application for Occupancy

Expected Move-In Date _____ Property Address _____

Part 1

Please Print Clearly

Name _____ Home Phone _____

Work Phone _____ Date of Birth _____ Social Security Number _____

Driver's License # _____ State _____ Email Address _____

Spouse's Name _____

Work Phone _____ Date of Birth _____ Social Security Number _____

Driver's License # _____ State _____ Email Address _____

Total Number of person who will occupy apartment (including applicants): _____

OTHER OCCUPANTS:

Full Name	Age	DOB	Relationship	Full Name	Age	DOB	Relationship
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_____	_____	_____	_____	_____	_____	_____	_____
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Do you have any Pets? If so, please specify type/breed _____ weight _____

In case of emergency notify (other than occupants), _____ Relationship _____

Phone Number _____ Address _____

Are you a current illegal user of or addicted to a controlled substance? No _____ Yes _____

If yes, please explain _____

Have you ever been convicted by a court for the possession/ distribution of illegal manufactured or of a controlled substance? No _____ Yes _____ If yes, please explain _____

Have you ever been convicted for a Misdemeanor or a Felony? No _____ Yes _____

If yes, please explain _____

PART 2 RESIDENCE HISTORY

Present Address _____ County _____ City _____ State ____ Zip _____

Leased from _____ to _____ Monthly Rent _____
 mm/yy mm/yy

Present Landlord/Mortgage Co _____ Phone Number _____

If less than 2 years at current address must have previous address information. Fax Number _____

Past Address _____ City _____ State ____ Zip _____

Leased from _____ to _____ Monthly Rent _____
 mm/yy mm/yy

Landlord/Mortgage Co _____ Phone Number _____

PART 3 APPLICANT EMPLOYMENT FOR LAST TWO YEARS (CURRENT to PAST)

Name of Company	Position	Address	How Long	Monthly Income	Supervisor	Telephone

Other Income _____

SPOUSES EMPLOYMENT FOR LAST TWO YEARS (CURRENT to PAST)

Name of Company	Position	Address	How Long	Monthly Income	Supervisor	Telephone

Other Income _____

PART 4 BANK REFERENCES

Checking Account _____ Bank Name _____
Saving Account _____ Bank Name _____

TRANSPORTATION

A. TYPE OF AUTO _____ TAG NO. _____ COUNTY _____ STATE _____
B. TYPE OF AUTO _____ TAG NO. _____ COUNTY _____ STATE _____

APPLICATION FEE AND RESERVATION FEE

Applicant has submitted the sum of \$30.00 (per person), which is non-refundable payment for a credit check, background check and processing charge. Management acknowledges receipt of which, such sum is not a rental payment. In the event this application is disapproved, this sum will be retained by Management to cover the cost of processing application as furnished by the applicant. This application must be signed before Management can process it. Any false information will constitute grounds for rejection of application.

I hereby leave \$ _____ Reservation Fee with The Management in connection with this rental application. If my application is approved, I understand this Reservation Fee can be applied toward all monies due, which are due prior to taking possession of the property. If Management decides to decline my application, the Management will refund this fee to me in full. I understand I may cancel this application by written notice within 24 hours and receive a full refund of this deposit. If I cancel after 24 hours, or if I fail to execute a rental agreement, or refuse to occupy the premises on _____ (date), I understand this fee will be forfeited by me to the said property.

_____ Tenant Signature _____ Leasing Agent Signature

APPLICANT'S RELEASE AND AUTHORIZATION

BY SIGNING THIS APPLICATION FOR OCCUPANCY, THE UNDERSIGNED APPLICANT (S) AUTHORIZE MANAGEMENT TO OBTAIN A CONSUMER CREDIT REPORT AND ANY OTHER INFORMATION NECESSARY IN MANAGEMENT'S SOLE DISCRETION TO ASSIST IN THE EVALUATION OF THIS APPLICATION FOR OCCUPANCY. APPLICANT (S) UNDERSTAND AND AGREE THAT ANY SUCH INFORMATION OBTAINED BY MANAGEMENT MAY INCLUDE, BUT IS NOT LIMITED TO, APPLICANT'S CREDIT HISTORY, CRIMINAL RECORDS, EVIDENCE OF ANY CIVIL LITIGATION AND CIVIL JUDGMENTS, RECORDS OF ARREST, PAST RENTAL HISTORY, EMPLOYMENT HISTORY, SALARY INFORMATION AND HISTORY, VEHICLE RECORDS, DRIVER'S LICENSE RECORDS, DRIVING HISTORY, OR ANY OTHER INFORMATION. APPLICANT (S) RELEASE (S) MANAGEMENT, ITS PRINCIPALS, INVESTORS, EMPLOYEES, AGENTS, VENDORS, THE OWNER (S), OF THE COMMUNITY OR PROPERTY GENERALLY DESCRIBED IN THIS APPLICATION, AND ANY FURNISHER OR SUPPLIER OF INFORMATION RELATED TO THIS APPLICATION FROM ANY AND ALL LIABILITY IN THE PROCUREMENT, USE, DISTRIBUTION, AND POSSESSION OF ALL OBTAINED INFORMATION. APPLICANT (S) ALSO UNDERSTAND AND AGREE THAT THE INFORMATION PROVIDED IN THIS APPLICATION AND OTHER CONSUMER REPORTS, TO INCLUDE CREDIT HISTORY, CRIMINAL RECORDS, EVIDENCE OF ANY CIVIL LITIGATION AND CIVIL JUDGMENTS, RECORDS OF ARREST, PAST RENTAL HISTORY, EMPLOYMENT HISTORY, SALARY INFORMATION AND HISTORY, VEHICLE RECORDS, DRIVER'S LICENSE RECORDS, DRIVING HISTORY, OR ANY OTHER INFORMATION MAY BE PROVIDED TO STATE, LOCAL AND OR FEDERAL AGENCIES.

Applicant's Signature _____ Date _____

Spouse's Signature _____ Date _____

Name (First, Middle, Last): _____ Gender: Male/Female

Maiden name (If Applicable): _____

Current address: _____ How Long? _____

City, State, Zip: _____

1st Previous Address: _____ How Long? _____

City, State, Zip: _____

Applicant Social Security Number: _____ - _____ - _____ Date of Birth: ____/____/____

Driver's License # and State Issued: _____

APPLICANT AUTHORIZATION

I authorize Rentfacts, A FirstPoint Resource, to obtain my present and previous residence information, as well as any current and previous employment information. This includes any salary or other pertinent information that may assist in completing my rental application. I further authorize Rentfacts to verify my credit history and perform a criminal record search.

Further, I authorize my current and former employers as well as other organizations to provide such information.

APPLICANT'S SIGNATURE

_____/_____/_____
DATE

California, Minnesota & Oklahoma residents only:

I want to receive a free copy of any Consumer Report, investigative Report, or Credit Report on me that is requested. Yes No

.....
Property Name: Forest Properties, Inc RENT_00765

Requestor Name: _____

_____ County Criminal Search

_____ Evictions Multi-State

_____ Evictions Single State

_____ NC Statewide Criminal

_____ Rental Credit

_____ Statewide Criminal Check

_____ Statewide Criminal Check



Name (First, Middle, Last): _____ Gender: Male/Female

Maiden name (If Applicable): _____

Current address: _____ How Long? _____

City, State, Zip: _____

1st Previous Address: _____ How Long? _____

City, State, Zip: _____

Applicant Social Security Number: _____ - _____ - _____ Date of Birth: ____/____/____

Driver's License # and State Issued: _____

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Forest Properties
P.O. Box 18186
Greensboro, NC 27419
(336) 299-8825 Fax (336) 299-8344
E-Mail: rentals@forestproperties.com

Landlord Rental Questionnaire

I, _____ (Applicant) am applying for housing with Forest Properties and hereby authorize my current and past creditors and Landlords to release my credit and rental history to Forest Properties.

Current Address: _____

_____, 20____
Applicant Signature Date Signed

_____, 20____
Spouse Signature Date Signed

For Official Use Only

How much is the Applicant's current monthly rent? _____
How many times have late payments been made? _____
What are the lease terms? _____
Has the lease been fulfilled? _____
Have there been any court filings? _____
Has Applicant given you notice of intent to vacate? _____
Have there been any lease violations? _____
Balance owed if any _____
Would you lease to this applicant again? _____

Please fax back to (336) 299-8344 or e-mail to rentals@forestproperties.com

Name and title of person verifying information

Name Title

Signature Phone

Rental Qualifications

- 1 You must be at least 18 years of age to sign a lease agreement
- 2 If you are a full time college student, a guarantor form must be completed and notarized by parent or guardian.
- 3 You must have a current drivers license or state ID
- 4 Gross income must be at least three (3) times the monthly rent. Married Spouses or Co-applicants must have a combined gross income of at least four (4) times the monthly rent. You must provide proof of income (check stub, W-2, Form 1099, bank statements).
- 5 Have a good rental reference from an apartment community, real estate broker or property owner. Current lease must be fulfilled with no lease violations or balance owed. If history includes an eviction the applicant will be declined unless proof of payment or payment arrangements is supplied by the previous landlord. Landlord references with more than two (2) past dues in prior twelve (12) months will not be considered acceptable.
- 6 A credit and criminal report will be obtained through a reporting agency. Federal or State liens or any Judgments showing on your credit report will not be acceptable. Credit report must show no more than two (2) active 60 days past due accounts and zero (0) 90 days past dues. Medical bills or student loans will not be a reason for rejection. Bankruptcy Chapter 13 must show discharge status. The report must show all creditors paid on time and never more than thirty days late.
- 7 Background checks can not reveal any felony convictions or known sex offenders.
- 8 Security deposit will be based on the monthly rental rate and can vary.
- 9 Occupant(s) or Roommate(s) must qualify individually and be listed on the lease as lessee(s) unless the Lessee is married or is legal guardian of the other occupant(s).
- 10 No more than two (2) people per bedroom will be allowed to occupy the leased premises.
- 11 Pets are considered with the owner's permission only and a nonrefundable pet fee will be paid according to the lease agreement. Aggressive breeds of dogs such as, Staffordshire, American pit bull terrier; American/Staffordshire terrier breed of dog, Rottweiler, Chow Chow, Doberman and other pets deemed vicious will not be allowed.
- 12 Corporations must meet the following requirements:
 - a. Be in business for at least two (2) years and furnish an income statement showing two (2) complete years with satisfactory income and assets.
 - b. Complete a Business Credit Application with satisfactory credit rating.
 - c. Corporation's occupant(s) must follow all Landlord rules and policies as adopted for all Residents and Lessees.
- 13 Lease Guarantor(s) will be accepted under the following conditions:
 - a. The occupant is a student taking at least eight (8) credit hours at a college or university and must be at least 18 years of age.
 - b. The Guarantor(s) is the legal guardian of the occupant or takes full financial responsibility for the occupant.
 - c. In addition to meeting all of the Qualifications for Occupancy, the Guarantor(s) and Lessee's combined gross income must be at least eight (8) times the monthly rent.
- 14 This company's policies are found to be in compliance with Federal and State Fair Housing Laws open to all persons without regard to race, color, religion, sex, sexual orientation, national origin, handicap or familial status.