

RENTAL APPLICATION

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This Rental Application (this "**Application**") is submitted as of [DATE] by the undersigned applicant (the "**Applicant**") to [LANDLORD / PROPERTY MANAGER LEGAL NAME] (the "**Landlord**") in connection with the Applicant's request to rent the residential premises located at [PROPERTY ADDRESS] (the "**Premises**").

Recitals. The Applicant wishes to be considered as a tenant for the Premises. The Landlord requires the information and authorizations below to evaluate the Applicant's eligibility. By signing, the Applicant certifies the accuracy of the information provided and agrees to the terms of this Application. This Application is not a lease and does not create any tenancy or obligation to rent the Premises.

1. Applicant Information

1.1 **Personal details.** The Applicant provides the following:

- Full legal name: [NAME] - Date of birth: [DATE] (collected only as permitted by applicable law) - Phone: [PHONE] | Email: [EMAIL] - Government-issued ID type and number: [ID] - Number of proposed occupants: [NUMBER]

1.2 **Co-applicants.** Each additional adult who will occupy the Premises must submit a separate application. Co-applicants: [LIST NAMES OR "NONE"].

1.3 **Pets and vehicles.** Pets: [DESCRIBE OR "NONE"]. Vehicles (make, model, plate): [DESCRIBE OR "NONE"].

2. Residence History

2.1 **Current residence.** Address: [ADDRESS]; dates of occupancy: [DATES]; monthly rent or payment: [AMOUNT]; reason for leaving: [REASON]; landlord/contact and phone: [CONTACT].

2.2 **Prior residence.** Address: [ADDRESS]; dates of occupancy: [DATES]; monthly rent or payment: [AMOUNT]; landlord/contact and phone: [CONTACT].

2.3 **Accuracy.** The Applicant certifies that the residence history above is complete and accurate for the period requested by the Landlord.

3. Employment and Income

3.1 **Current employment.** Employer: [EMPLOYER]; position: [POSITION]; length of employment: [DURATION]; gross monthly income: [AMOUNT]; supervisor/contact and phone: [CONTACT].

3.2 **Additional income.** The Applicant may list other lawful income (and is not required to disclose income from public assistance except as permitted by law): [DESCRIBE OR "NONE"].

3.3 Verification documents. The Applicant agrees to provide reasonable documentation to verify income, such as recent pay statements, an offer letter, or bank statements, on the Landlord's request.

4. References

4.1 Personal references. The Applicant provides the following references who are not relatives: **[NAME, RELATIONSHIP, PHONE]; [NAME, RELATIONSHIP, PHONE]**.

4.2 Emergency contact. Name: **[NAME]**; relationship: **[RELATIONSHIP]**; phone: **[PHONE]**.

5. Authorization to Verify and Screen

5.1 Consent to verify. The Applicant authorizes the Landlord and its agents to contact the references, current and prior landlords, and employers listed in this Application to verify the information provided.

5.2 Consumer reports. The Applicant authorizes the Landlord to obtain consumer reports, including credit, rental, and background reports, for the purpose of evaluating this Application, to the extent and in the manner permitted by applicable law, including fair-credit-reporting and fair-housing rules, which vary by jurisdiction.

5.3 Notice of adverse action. If the Landlord declines the Application based in whole or in part on a consumer report, the Landlord will provide any notice required by applicable law.

6. Application Fee and Deposit

6.1 Application fee. The Applicant has paid a non-refundable application or screening fee of **[AMOUNT, OR "\$0"]**, to the extent such a fee is permitted and within any cap set by applicable law. Where local law limits or prohibits such fees, this Section applies only as allowed.

6.2 Holding deposit. Any holding deposit of **[AMOUNT, OR "\$0"]** paid to reserve the Premises will be **[applied to the first month's rent / refunded / handled as required by applicable law]** if a lease is or is not signed, as described in a separate written holding-deposit agreement where required.

6.3 No lease created. Payment of any fee or deposit does not create a lease or obligate the Landlord to rent the Premises.

7. Applicant Certifications

7.1 Truthfulness. The Applicant certifies that all information in this Application is true, complete, and accurate to the best of the Applicant's knowledge.

7.2 Material misrepresentation. The Applicant understands that any false or misleading statement may be grounds for rejection of this Application or, if discovered after a lease is signed, for action consistent with the lease and applicable law.

7.3 No guarantee. The Applicant understands that submission of this Application does not guarantee approval and that the Landlord will evaluate applications under lawful, non-discriminatory criteria.

8. Fair Housing and Privacy

8.1 Fair housing. The Landlord evaluates all applicants consistent with applicable fair-housing laws and does not discriminate on the basis of any protected characteristic under those laws.

8.2 Use of information. The Landlord will use the information in this Application solely to evaluate the Applicant's eligibility and will handle it consistent with applicable privacy and data-protection laws.

8.3 **Retention.** The Landlord will retain or dispose of application records as required or permitted by applicable law.

9. General Provisions

- 9.1 **Governing law.** This Application is governed by the laws of the State of [STATE], without regard to its conflict-of-laws rules.
- 9.2 **Severability.** If any provision is unenforceable, the rest remains in effect.
- 9.3 **Electronic signature.** This Application may be signed and submitted electronically, which constitutes a valid and binding signature.
- 9.4 **Entire application.** This Application, together with any documents the Applicant submits in support, is the complete application for the Premises.

APPLICANT CERTIFICATION AND SIGNATURE

By signing below, the Applicant certifies the accuracy of this Application and authorizes the verification and screening described above.

APPLICANT	CO-APPLICANT (if any)
Signature: _____	Signature: _____
Printed name: [NAME]	Printed name: [NAME]
Title: N/A	Title: N/A
Date: _____	Date: _____

LANDLORD / AGENT USE ONLY

Received by	Date received	Disposition
[NAME]	[DATE]	[APPROVED / DECLINED / PENDING]

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