

For Office SPMS Mgt Use Only:	
<input type="checkbox"/> Credit Report:	_____
<input type="checkbox"/> Background Search:	_____
<input type="checkbox"/> Income Verification:	_____
<input type="checkbox"/> Rental Verification:	_____
<input type="checkbox"/> Other:	_____

[www.spmsonline.net](http://www.spmsonline.net)

[spms@spmsstatesboro.com](mailto:spms@spmsstatesboro.com)

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**APPLICATION FOR RESIDENCE**

*Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap or familial status.*

Applicant has paid Landlord a non-refundable Lease Application Fee of \$40.00 to process this Rental Application. An additional \$40.00 non-refundable fee will be charged for any necessary Guarantor or Co-Applicant.

**Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports or back ground investigations on Applicant and contacting any references provided by Applicant herein. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.**

This Application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

**RENTAL PROPERTY INFORMATION:**

Application for Lease of Property: \_\_\_\_\_  
 Date requesting Lease term to begin: \_\_\_\_\_ Proposed rental rate/mth: \$ \_\_\_\_\_

**Applicant Name:** First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_

**Phone #s:** Cell \_\_\_\_\_ Home \_\_\_\_\_ Work \_\_\_\_\_

**Social Security #:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_\_

**Drivers Lic #:** \_\_\_\_\_ **Drivers Lic State:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Present Employer:** \_\_\_\_\_ **Contact/Supervisor:** \_\_\_\_\_

**Employer's Address:** \_\_\_\_\_

**Employer's Phone #** \_\_\_\_\_ **How long employed?** \_\_\_\_\_

**Monthly Income:** \_\_\_\_\_ **Job Title:** \_\_\_\_\_

**Co-Applicant:** \_\_\_\_\_ **Relationship to Applicant:** \_\_\_\_\_

**Phone #s:** Cell \_\_\_\_\_ Home \_\_\_\_\_ Work \_\_\_\_\_

**Social Security #:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_\_

**Drivers Lic #:** \_\_\_\_\_ **Drivers Lic State:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Present Employer:** \_\_\_\_\_ **Contact/Supervisor:** \_\_\_\_\_

**Employer's Address:** \_\_\_\_\_

**Employer's Phone #** \_\_\_\_\_ **How long employed?** \_\_\_\_\_

**Monthly Income:** \_\_\_\_\_ **Job Title:** \_\_\_\_\_

**Other Income: Amount/Month: \$** \_\_\_\_\_ **Source:** \_\_\_\_\_

FULL NAME OF ALL OTHER RESIDENTS: \_\_\_\_\_  
RELATIONSHIP: \_\_\_\_\_  
DATE OF BIRTH: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pets (Y or N)? \_\_\_\_\_ How Many? \_\_\_\_\_ What kind? \_\_\_\_\_  
Pet Weight: \_\_\_\_\_ Pet Age: \_\_\_\_\_

\*\*\*NO PETS ARE ALLOWED WITHOUT PRIOR CONSENT OF LANDLORD AND SIGNED PET AGREEMENT. THERE WILL BE A \$300 NON-REFUNDABLE PET FEE ASSESSED PER PET.

Address of present/most recent place of residence: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Rent or Own? \_\_\_\_\_  
Landlord Name or Mortgage Holder: \_\_\_\_\_  
Contact Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Contact Ph #: \_\_\_\_\_  
Dates of Occupancy: From \_\_\_\_\_ to \_\_\_\_\_ Monthly Pymt: \$ \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

Parents/Closest Living Relative (not living with you): \_\_\_\_\_  
Relationship: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone #: Cell \_\_\_\_\_ Home \_\_\_\_\_ Work \_\_\_\_\_  
Emergency Contact: \_\_\_\_\_ Relationship: \_\_\_\_\_ Ph# \_\_\_\_\_

**BANK AND CREDIT REFERENCES:**

Bank Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Address/City/State/Zip: \_\_\_\_\_ Phone: \_\_\_\_\_  
Other Reference Name: \_\_\_\_\_  
Relationship: \_\_\_\_\_ Phone #: \_\_\_\_\_

**BACKGROUND:**

- Have you or any of the proposed other occupants of this property ever been charged with a felony (whether or not resulting in a conviction)?  Yes  No If yes, what? \_\_\_\_\_
- Have you or any of the proposed other occupants of this property ever been charged with a misdemeanor or felony involving violence or sexual misconduct (whether or not resulting in conviction)?  Yes  No (If YES, In what State? \_\_\_\_\_)
- Are you or any of the proposed other occupants of this property registered or required to register as a sex offender in any state in the United States?  Yes  No, If yes, which state? \_\_\_\_\_
- Have you ever been turned over to a collection agency?  Yes  No If Yes, why? \_\_\_\_\_

**VEHICLE INFORMATION:**

Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_ Lic Plate #: \_\_\_\_\_ State: \_\_\_\_\_

*I certify all of the above information supplied is accurate, true and complete and that the breach of this warranty by Applicant may result in the termination of any Lease entered into with Applicant by Landlord. I authorize Management to use reasonable and necessary means to verify any of the above and procure such other information which may be required to evaluate this application, including, but not limited to an investigation of my credit, criminal background, employment history and previous rental history. Further, I understand that I am being charged a NON-REFUNDABLE Application Fee of \$40.00. I have read and agree to all provisions of this Application.*

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\***HOW DID YOU HEAR ABOUT OUR COMPANY?**  Yard Sign  Open House  Rental Guide  Facebook

Flyer (Location of Flyer?): \_\_\_\_\_  Advertisement (Where?): \_\_\_\_\_

Online Search (Yellow Pages, Google, Yahoo, Other): \_\_\_\_\_  Referred By Someone (who?): \_\_\_\_\_

Other (please be as specific as possible): \_\_\_\_\_

WHO AT SOUTHERN PROPERTY MANAGEMENT SERVICES HELPED YOU? \_\_\_\_\_