

For management use only

RENTAL APPLICATION

Rental Address _____
 Occupancy Date _____

PERSONAL DATA	<input type="checkbox"/> RESIDENT <input type="checkbox"/> GUARANTOR		Bank Information			
	Full Name		Bank Name			
	Drivers License #/State		City/State			
	Social Security #		Checking Acct #		Bal: \$	
Date of Birth		Savings Acct #		Bal: \$		
Co-Occupant #1 (under age 18)		Co-Occupant #2 (under age 18)		Co-Occupant #3 (under age 18)		
Full Name						
Date of Birth						
VEHICLES	Vehicle # 1		Vehicle # 2		Vehicle # 3	
	Vehicle Type/Make					
	Year/Model					
	License #/State					
RESIDENCY	Present		Prior		Next Previous	
	Residence Address					
	City/State/Zip					
	Landlord/Lender Name					
	Landlord/Lender Phone					
	Tenancy Dates/ Monthly Payment		Mo. Yr. / - / \$	Mo. Yr. / - / \$	Mo. Yr. / - / \$	Mo. Yr. / - / \$
Reason for Leaving						
EMPLOYMENT	Present		Prior		Prior	
	<input type="checkbox"/> W-2 <input type="checkbox"/> Sched C (*) <input type="checkbox"/> Other		<input type="checkbox"/> W-2 <input type="checkbox"/> Sched C (*) <input type="checkbox"/> Other		<input type="checkbox"/> W-2 <input type="checkbox"/> Sched C (*) <input type="checkbox"/> Other	
	Occupation/Title					
	Company					
	City/State/Zip Code					
	Supervisor Name/Title					
Supervisor Phone #						
Employment Dates/ Monthly Gross Income		Mo. Yr. / - / \$	Mo. Yr. / - / \$	Mo. Yr. / - / \$	Mo. Yr. / - / \$	
OTHER INFORMATION	NEXT OF KIN/ Emergency Contact		Name	Phone	E-mail	

Please answer the following: **If YES, please explain**

Do you receive any additional income not disclosed above? Yes No _____

Do you have any water-filled furniture (including aquariums)? Yes No _____

Do you have any animals (incl mammal, bird, fish, reptile etc.)? Yes No _____

Have you filed a bankruptcy petition within the past 3 years? Yes No _____

Have you ever been convicted of a drug related felony? Yes No _____

Have you ever willfully and intentionally refused to pay rent? Yes No _____

Has an eviction or foreclosure ever been started against you? Yes No _____

Applicant understands and agrees to the following: 1) All information provided above is true and correct; 2) Upon submission, this application and any substantiating documentation becomes the property of DeDe's Rentals & Property Management, Inc.; 3) DeDe's Rentals is authorized to verify any and all references or information provided, and obtain a copy of applicant's credit report; 4) Application processing is conditional upon receipt of a non-refundable processing fee, which is expended for credit checks, administrative and overhead costs; 5) Applicant is permitted to request and review a "sample rental agreement," which is similar to the final contract created for any property being rented; 6) Applicant's consent to DeDe's use and release of information referenced herein is voluntary, informed and given with no restrictions; 7) Applicant understands and agrees that property owner or agent may terminate any agreement entered into based upon reliance of any misstatements or omissions made herein.

Sign Here
Date
Cell Phone
E-mail Address

Signature (required on both sides)
Date
Cell Phone
E-mail Address

APPLICATION SCREENING SUMMARY (full instructions available at www.dedesrentals.com/apply)

Once you have selected a rental, you must complete, sign and submit a Rental Application Form. Each person 18+ who intends to reside at the property must submit a separate Rental Application, regardless of the familial/marital status or relationship to any other applicant for tenancy. A **\$40.00 PER APPLICATION FEE** covers the costs of initially processing your application. **Some properties, but not all, may consider a non-resident guarantor/cosigner if one or more of applicant's criteria are less than sufficient. Guarantors must meet specific requirements to qualify. Guarantors are required to submit a complete application and pay the \$40.00 fee.** Application fees must be paid by money order, cash or debit card, and are due upon submission of each application. We begin application processing promptly upon receipt, so **PROCESSING FEES ARE NONREFUNDABLE.** In order for any application to be considered for review, the application and results must include the following minimum requirements:

1. **COMPLETE APPLICATION** – The application must be completed entirely. Failure to fill out the application properly and legibly may result in denial of application.
2. **VERIFIABLE GOOD CREDIT REPORT & SCORE** – Credit report will be obtained from a national credit bureau. Credit scores of 600 or above are expected.
3. **SUFFICIENT EMPLOYMENT/INCOME/REVENUE** - We require 3 years' employment history, or 3 most recent positions, whichever is less, substantiating legal, verifiable income/assets equal to 36x monthly rent. Income/assets of multiple applicants submitting as a group are combined to meet minimum.

- **W-2 EMPLOYEES** must provide three most recent paystubs. Submissions during first 90 days of any year require additional forms.
 - **OTHER INCOME:** Any non-W2 income must be substantiated by at least two years' 1040 and necessary schedules or via CPA-certified documents. Ask for details that may apply.
 - **SUPPORTING INCOME/REVENUE DOCS MUST BE DELIVERED AT APPLICATION SUBMISSION.**
4. **SUFFICIENT RENTAL HISTORY** – We require three years' residency history or the 3 most recent tenancies, whichever is greater. DeDe's Rentals makes diligent effort to verify present and prior landlord and/or lender information as submitted by Applicant; however, final responsibility for ensuring access to this data rests with Applicant. DeDe's Rentals may increase security deposit or decline applications if unable to verify references provided, or on the basis of negative information received.
 5. **PETS:** Only select properties allow pets; the presence of any unauthorized animals in a dwelling unit is a violation of contract, and grounds for termination of tenancy under the standard rental agreement. DeDe's Rentals makes every effort to process applications within 3 business days of submission; however, processing time can be negatively influenced or halted due to Red Flag alerts, the inability to contact previous landlord, employer or any other references. Applicants are encouraged to check on the status of an application, particularly if you have not received a response from DeDe's Rentals within 4 business days of submission. Applications will not be "pre-screened" outside

the standard process under any circumstances and incomplete or falsified applications may be rejected without further notice. Applications submitted become property of DeDe's.

- **Complete Form and Facts:** Applicant attests that, at the time of submission, information presented to Agent is complete, full, and accurate. Applicant request or attempt to revise information post-submission may be considered to be a negative factor in the application review and approval process.

- **Common Reasons for Non-Approval of Application:** Applications may be declined for a variety of reasons including insufficient reference history, inability to verify reference history, delinquent rent payments reported by present or previous references, behavioral or lease compliance issues reported by present or previous references, bankruptcies not discharged or dismissed within the noted time period, credit scores below 600, collections from Landlords or other creditors, evictions, unapproved pet breeds or species, or unqualified Co-Applicants.

- **"Behavioral Qualification":** Agent will decline any Applicant who, in the course of the process, exhibits behavior that is evasive, abusive, harassing, or combative toward Agent or whose behavior gives Agent cause to believe that Applicant cannot or will not comply with the proffered rental agreement or follow the expected rules of residency.

We cannot guarantee any unit you have seen will still be available by the time your application is submitted or processed. ALL MOVE-IN COSTS MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER.

APPLICANT DISCLOSURE AND AUTHORIZATION (also available at www.dedesrentals.com/apply)

The undersigned applicant declares that the information contained in this rental application is true, complete and correct, and understands and agrees that any false statements or representations identified herein may result in rejection, without further notice, of this and any future applications for tenancy in housing managed or represented by DeDe's Rentals & Property Management, Inc. **The undersigned specifically authorizes and directs any and all persons or entities named by Applicant herein to receive, provide, and exchange with DeDe's, its principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my employment and personal references, and my rental history.** I hereby waive any right of action now or hereafter accruing against any person or entity due to the release or exchange of such confidential information. By my signature below, I authorize investigation and release of any and all information pertaining to the representations and statements contained herein, including but not limited to my confidential credit report to DeDe's, its principals and/or the owner(s) of any property which I am applying to occupy, to the extent permitted or restricted by law.

I understand and agree that DeDe's will rely upon this Application as an inducement for entering into a rental agreement or lease of real property and I warrant that the facts, matters and information contained in this application are true, complete and correct to the best of my knowledge and belief. If any facts subsequently prove to be untrue or inaccurate in the sole discretion and determination of DeDe's, DeDe's may terminate my tenancy immediately and collect from me any damages incurred. The Rental Application and Third Party Guaranty are an integral part of the rental agreement and will be used in conjunction with all legally binding documents and/or agreements.

I understand that DeDe's reserves the right, in its sole discretion, to report to national credit reporting agencies my failure to fulfill any of the terms of any rental agreement subsequently executed by me, including any amendments, renewals or extensions thereof. Subsequent consumer credit reports may be obtained and utilized under this authorization in connection with any update, renewal, modification, or extension of any Rental Agreement including any amendments thereto or regarding any collection matter pertaining to, arising from or in conjunction with, the rental or lease of a residence for which application was made.

Beginning at the time that I tender a deposit

for a property which I intend to lease, and DeDe's accepts such deposit, I agree to lease the property according to the terms and conditions of the lease agreement for that property, although at the time a written lease may not be signed. The starting date for my occupancy of the property will be the first day the property is made available for lease or an agreed upon date if different from that date. I agree that the lease agreement shall be in full force and effect from the time that my deposit is accepted, even if the initial occupancy date is after the date that the deposit is accepted.

DeDe's welcomes all applicants and supports the precepts of equal access and "Fair Housing." DeDe's will not refuse access to any housing or otherwise discriminate against any protected class including, but not limited to, age, color, race, creed, religion, gender/sex, marital status, familial status, mental or physical disability, sexual orientation, source of income, national origin, immigration status, citizenship and primary language.

NOTICE OF RELATIONSHIP BETWEEN DEDE'S & PROPERTY OWNER: DeDe's Rentals & Property Management, Inc. is the sole and exclusive agent of the Owner of the properties listed for rent and represents the Property Owner's interest in any and all transactions related to the rental of said property.

I have read, understand and agree to the above: Applicant Signature _____ Date _____