

SINGLE FAMILY DWELLING

AMOUNT OF APP FEE PAID: _____

PLEASE FILL OUT ALL INFORMATION COMPLETELY

PAYMENT RECEIVED BY: _____

THERE WILL BE A \$40.00 NON-REFUNDABLE APPLICATION FEE CHARGED TO DO A CREDIT CHECK FOR EACH INDIVIDUALS. THERE IS A \$75.00 NON-REFUNDABLE APPLICATION FEE CHARGED FOR BUSINESSES. THIS FEE MUST BE PAID IN CASH AT THE TIME OF APPLICATION. (IF YOU ARE NOT MARRIED TO THE PERSON THAT YOU ARE PLANNING ON LIVING WITH, YOU MUST BOTH FILL OUT APPLICATION AND EACH MUST PAY THE \$40.00 NON-REFUNDABLE APPLICATION FEE). IF ACCEPTED SECURITY DEPOSITS MUST BE PAID IN CERTIFIED FUNDS. WE ARE MEMBERS OF THE CREDIT BUREAU AND WANT TO MAKE YOU AWARE THAT YOUR CREDIT REFERANCES WILL BE CHECKED BY OUR AGENCY PRIOR TO SIGNING A LEASE. A 50% DEBT TO INCOME RATIO IS REQUIRED TO RENT OUR PROPERTIES. ALL INFORMATION MUST BE FILLED OUT COMPLETELY!

ADDRESS DESIRED: _____ MOVE IN DATE _____ RENT AMOUNT \$ _____
AGENT THAT SHOWED _____ TODAY'S DATE: _____
YOU THE PROPERTY: _____

APPLICATION INFORMATION

(IN ORDER TO EXPEDIATE THE PROCESS PLEASE FILL OUT INFORMATION COMPLETELY AND LEGIBLY)

NAME: _____ SSN: _____ DOB: _____ YOUR PHONE #: _____

EMAIL ADDRESS: _____

MARITAL STATUS: _____ DRIVERS LICENSE #: _____ DRIVERS LICENSE STATE _____

EMPLOYER NAME: _____ EMPLOYER PHONE #: _____

EMPLOYER/UNIT FULL ADDRESS: _____

POSITION/RANK: _____ LENGTH OF EMPLOYMENT: _____ MONTHLY INCOME: _____

SPOUSES OR CO APPLICANT INFORMATION

NAME: _____ SSN: _____ DOB: _____ YOUR PHONE #: _____

EMAIL ADDRESS: _____

MARITAL STATUS: _____ DRIVERS LICENSE #: _____ DRIVERS LICENSE STATE _____

EMPLOYER NAME: _____ EMPLOYER PHONE #: _____

EMPLOYER/UNIT FULL ADDRESS: _____

POSITION/RANK: _____ LENGTH OF EMPLOYMENT: _____ MONTHLY INCOME: _____

PERMITTED OCCUPANTS

NAME & AGE: _____ NAME & AGE: _____

NAME & AGE: _____ NAME & AGE: _____

PETS

(WE DO NOT ACCEPT ROTTWEILERS, DOBERMANS, PIT BULLS, CHOWS, MASTIFFS, AKITAS, OR GERMAN SHEPHERDS)

YES: _____ NO: _____ # OF PETS: _____ TYPE: _____ BREED: _____ WEIGHT: _____ AGE: _____

GENDER: _____ INDOOR OR OUTDOOR: _____ SPAYED/NEUTERED: _____ DECLAWED: _____

RESIDENCE HISTORY

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

DID YOU RENT OR OWN?: _____ IF OTHER PLEASE EXPLAIN: _____

LANDLORD NAME: _____ LANDLORD PHONE #: _____

DATES OF OCCUPANCY: _____ MONTHLY RENT AMOUNT: _____

PREVIOUS ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

DID YOU RENT OR OWN?: _____ IF OTHER PLEASE EXPLAIN: _____

LANDLORD NAME: _____ LANDLORD PHONE #: _____

DATES OF OCCUPANCY: _____ MONTHLY RENT AMOUNT: _____

EMERGENCY CONTACT / NEXT OF KIN

(PLEASE PROVIDE TWO EMERGENCY CONTACTS OF PEOPLE THAT WILL NOT BE RESIDING IN PROPERTY)

NAME: _____ RELATIONSHIP: _____ PHONE #: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

NAME: _____ RELATIONSHIP: _____ PHONE #: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PLEASE TURN OVER AND FINISH FILLING OUT & SIGNING FORM

I HAVE OR WILL BE GETTING RENTERS INSURANCE. YES___ NO___

HAVE YOU EVER BEEN EVICTED FROM A TENANCY? YES___ NO___

HAVE YOU EVER WILLFULLY & INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? YES___ NO___

DO YOU KNOW OF ANYTHING THAT MAY INTERRUPT INCOME OR ABILITY TO PAY RENT? YES___ NO___

ARE YOU OR YOUR SPOUSE EXPECTED TO LEAVE THE AREA IN THE NEXT TWELVE MONTHS? YES___ NO___

**SECURITY DEPOSIT MUST BE PAID WITH A CERTIFIED BANK DRAFT CHECK OR MONEY ORDER.
IT MUST BE THE EXACT AMOUNT. NO PERSONAL CHECKS WILL BE ACCEPTED.**

I UNDERSTAND THAT UPON SIGNING THIS APPLICATION I AM AGREEING TO SIGN A LEASE IF THE APPLICATION IS ACCEPTED. I UNDERSTAND THAT MY DEPOSIT WILL BE REFUNDED ONLY IF THIS APPLICATION IS NOT ACCEPTED. I FURTHER UNDERSTAND THAT IF A SECURITY DEPOSIT IS PAID AND I DO NOT SIGN THE LEASE I WILL FORFEIT THE SECURITY DEPOSIT AS LIQUIDATED DAMAGES TO THE OWNER OF THE PROPERTY., I DO AUTHORIZE AND GIVE PERMISSION FOR FAMILY FIRST PROPERTY MANAGEMENT & REALTY, INC TO VERIFY OR CHECK ANY CREDIT INFORMATION BY THE OFFERING OF THIS APPLICATION. I CERTIFY THAT I AM OF LEGAL AGE AND THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE.

AGENCY RELATIONSHIP DISCLOSURE TO RENTER(S)

(WHERE SHOWING AGENT REPRESENTS OWNER AS A SUBAGENT)

THE NORTH CAROLINA ASSOCIATION OF REALTORS, INC RECOMMENDS THAT ALL REALTORS MAKE A TIMELY DISCLOSURE OF THEIR RELATIONSHIP (S) TO ALL ACTUAL AND PROSPECTIVE RENTERS. THIS DISCLOSURE SHOULD BE IN WRITING AND SHOULD TAKE PLACE BEFORE ANY "SUBSTANTIAL DISCUSSIONS" ABOUT, OR SHOWING OF, SPECIFIC PROPERTIES.

THE "FIRM" IN THIS TRANSACTION IS A LICENSED REAL ESTATE AGENT/FIRM WHO ENTERED INTO AGREEMENT WITH THE OWNER OF THE PROPERTY TO SERVE AS THE AGENT OF THE OWNER FOR THE SPECIFIC PURPOSE OF FINDING A TENANT FOR THE PROPERTY.

THE "SHOWING AGENT" IN THIS TRANSACTION IS A LICENSED REAL ESTATE AGENT/FIRM WHO COOPERATES WITH THE LISTING AGENT AS THE OWNER AS SUBAGENT IN FINDING A TENANT FOR THE PROPERTY.

AS A PROSPECTIVE TENANT YOU SHOULD KNOW THAT:

1. GENERALLY, BOTH THE LISTING AND SHOWING AGENTS WORK FOR AND WILL BE PAID BY THE OWNER.
2. THEIR DUTIES OF LOYALTY AND FAITHFULNESS ARE OWED TO THEIR "CLIENT", THE OWNER.
3. THEY ARE ABLE TO PROVIDE YOU, THEIR CUSTOMER, WITH APPLICABLE INFORMATION IN REGARDS TO A PROPERTY. HOWEVER, AS OWNER'S AGENTS, THEY CANNOT NEGOTIATE ON YOUR BEHALF.

FOR EXAMPLE, THE REAL ESTATE AGENT REPRESENTING OWNERS CAN:

1. PROVIDE YOU INFORMATION ABOUT AVAILABLE PROPERTIES.
2. SHOW YOU AVAILABLE PROPERTIES AND DESCRIBE THEIR ATTRIBUTES AND AMENITIES.
3. A SHOWING AGENT CANNOT NEGOTIATE ON YOUR BEHALF.

THE LAW AND REALTORS CODE OF ETHICS REQUIRE REALTORS TO TREAT YOU HONESTLY.

IF YOU HAVE ANY QUESTIONS ABOUT THE RULES AND RESPONSIBILITIES OF REALTORS
PLEASE DO NOT HESITATE TO ASK.

APPLICANTS SIGNATURE

DATE

CO APPLICANT SIGNATURE

DATE

AGENTS NAME

COMPANY

DATE

Wise Group Realty, Inc.
 1935 LEJEUNE BLVD.
 JACKSONVILLE, NC 28546
 PHONE: 910-577-1830 / FAX: 866-731-4977
 EMAIL: LEASES@C21AMPROP.COM
RESIDENCY VERIFICATION

PREVIOUS ADDRESS: _____
 LANDLORD NAME: _____ FAX/EMAIL: _____

Applicant's Authorization to Release Information

I, _____ / _____ <small>(Print Name – Applicant 1)</small> <small>(Print Name – Applicant 2)</small>
give _____ permission to release my rental history information to <u>Wise Group Realty, Inc.</u>
_____ <small>(Signature – Applicant 1)</small> <small>(Signature – Applicant 2)</small>

THE FOLLOWING INFORMATION IS TO BE COMPLETED BY CURRENT OR PREVIOUS LANDLORD

ADDRESS RENTED: _____
 RENTED FROM: _____ TO: _____
 MONTHLY RENT: \$ _____

Payment History

- | | | |
|--|-----|----|
| 1.) DID APPLICANT PAY RENT ON TIME? | YES | NO |
| 2.) HAS (DID) THE APPLICANT EVER PAY RENT LATE? | YES | NO |
| a. IF YES, HOW MANY TIMES? _____ | | |
| b. HOW MANY PAYMENTS WERE 30 OR MORE DAYS LATE? _____ | | |
| c. DID APPLICANT PAY LATE FEES WHEN OWED? | YES | NO |
| d. HAVE (HAD) YOU EVER STARTED EVICTION PROCEEDINGS FOR NON PAYMENT OF RENT? | YES | NO |
| 3.) HAS THE APPLICANT EVER HAD ANY NSF PAYMENTS? IF SO, HOW MANY? _____ | YES | NO |
| 4.) DID THE APPLICANT GIVE PROPER NOTICE TO VACATE? | YES | NO |

Unit Care

- | | | |
|--|-----|----|
| 5.) DID THE APPLICANT LEAVE THE UNIT CLEAN? | YES | NO |
| 6.) HAS (HAD) THE APPLICANT DAMAGED THE UNIT? IF YES, PLEASE EXPLAIN _____ | YES | NO |

_____ DID THE APPLICANT PAY FOR DAMAGES? YES NO

- | | | |
|--|-----|----|
| 7.) DID THE APPLICANT HAVE A PET? | YES | NO |
| a. WAS A PET FEE CHARGED? | YES | NO |
| b. DID THE APPLICANT PAY THE PET FEE? | YES | NO |
| c. DID THE PET CAUSE ANY DAMAGES? IF YES, PLEASE EXPLAIN _____ | YES | NO |

_____ d. DID THE APPLICANT PAY FOR THESE DAMAGES? YES NO

- | | | |
|--|-----|----|
| 8.) WILL (DID) YOU KEEP THE APPLICANTS SECURITY DEPOSIT? | YES | NO |
| 9.) DOES (DID) THE APPLICANT FOLLOW LEASE REGULATIONS? IF NO, PLEASE EXPLAIN _____ | YES | NO |

10.) WOULD YOU RENT TO THIS APPLICANT AGAIN? YES NO

11.) DOES THE APPLICANT OWE ANY MONEY? YES NO
 IF YES, PLEASE EXPLAIN _____

ANY OTHER INFORMATION THAT MAY BE HELPFUL:

(Print Name of Person Verifying Information) (Signature of Person Verifying Information) (Date)

(Title of Person Verifying Information) (Telephone Number)

FOR OFFICE USE ONLY

APPROVED/NOT APPROVED?: _____

MOVE IN DATE: _____ RENTAL RATE: _____ PRORATED RENT: _____

SECURITY DEPOSIT AMOUNT?: _____ SECURITY DEPOSIT PAID?: _____

NO. OF PETS?: _____ PET FEE AMOUNT?: _____

WATER?: _____ POWER?: _____ SEWER?: _____

MAILING ADDRESS: _____

NOTES: _____
