

Main Street Realty Rental Application

Applicant Information

Name:		Email:	
Date of birth:	SSN:	Phone:	
Current address:		Landlord Phone:	
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	From	To
Previous address:		Landlord Phone:	
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	From	To

Employment Information

Current employer:		Phone:	
Employer address:		From	To
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	

Emergency Contact

Name of a person not residing with you:		Relationship:	
Address:			
City:	State:	ZIP Code:	Phone:

Co-applicant Information, if applicable

Name:		Email:	
Date of birth:	SSN:	Phone:	
Current address:		Landlord Phone::	
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:	From	To
Previous address:		Landlord Phone:	
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:	From	To

Co-applicant Employment Information

Current employer:		Phone:	
Employer address:		From	To
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	

Other Information:

Arrested/Convicted of any offense involving drugs?	Filed bankruptcy?
Convicted of a felony offense? (If yes, please explain)	
Been evicted? (If yes, please explain)	

References

Name:	Address:	Phone:

I/We authorize **Main Street Realty** to investigate my/our credit and criminal qualifications and hereby release, in any manner all of the information obtained by you. I/We further release all persons, agencies or firms from any liabilities resulting from providing such information. I/We declare under penalty of perjury that the information listed in this application is true & correct.

Signature of applicant:	Date:
Signature of co-applicant:	Date:
Signature of management:	Date:

CONSENT, AUTHORIZATION, RELEASE AND HOLD HARMLESS STATEMENT

Applicant, Applicant's Spouse, and Co-applicants, do hereby consent to and authorize any and all representatives of Main Street Realty, to request, to receive, to verify, to provide and to exchange any information regarding the applicants concerned with any and all, but not limited to, the following parties: present and past landlords, present and past employers, credit references from banks and any and all financial sources, credit reporting agencies, and city, county, state and federal law enforcement agencies. I understand that any and all information received, verified, provided and exchanged may be used by Main Street Realty as they shall determine, in their sole discretion, to assist them in reaching a decision as to whether or not this application is accepted or rejected for the premises named herein.

In addition, the applicants concerned unconditionally release and hold harmless any and all, but not limited to, the following parties: present and past landlords, present and past employers, credit references from banks and any and all financial sources, credit reporting agencies, and city, county, state and federal law enforcement agencies and all of their agents, owners, officers, directors, employees, and any other related parties, past or present, that shall request, receive, verify, provide, and exchange any information with Main Street Realty, from and against any and all claims, demands, suits, or expenses arising from or related to the content, validity or handling of said information and application.

The applicants concerned certify that the information contained in this application for lease is accurate, complete, and true. Any variance or omission of information shall result in rejection of this application, and if such variance or omission shall later be discovered, any lease or agreement may be terminated by Main Street Realty. The applicants concerned understand that this is an application for an apartment and does not constitute a lease agreement in whole or part. The applicants concerned agree to execute a one-year lease upon presentation, a copy of which applicants hereby acknowledge that they have reviewed, if and when notified of Main Street Realty acceptance of this application. If for any reason you withdraw your application, your **\$50.00 application fee** (non-refundable) and your **\$200.00 application deposit** will be forfeited in its entirety for an apartment reservation. In accordance with our policy the First Month Rent and the Security Deposit is due on or before the date of move in/occupancy.

In the event the application fee(s) are waived, and the application(s) are not approved, for any reason, the applicant(s) will be responsible for paying for all applications processed (\$50.00 each). The application deposit will be refunded within 10 business days less any applicable application fees.

Applicant signature

Date

Co-applicant signature

Date

Main Street Realty

Main Street Realty does business in accordance with the Fair Housing Amendments Act of 1988, the Virginia Fair Housing Law, and the District of Columbia Fair Housing Law, which specifies that it, is Illegal to discriminate against any person in residential real estate transactions because of race, color, sex, religion, physical or mental handicap, familial status, age or national origin. All lease signers must be at least 18 years or older.

Application Deposit:

An *Application Deposit* of \$200.00 is required in order to reserve an apartment. This fee is non-refundable in the event of a cancellation by the applicant. This amount must be paid by money order or teller check. Cash is not accepted. At the time of application approval, this amount will be applied towards the security deposit.

Security Deposit:

A *Security Deposit*, starting from \$200.00 is required for any of our rental units. The remainder of the security deposit must be paid in money order or teller check prior to the day the lease is signed. After you vacate your apartment, your security deposit, in addition with any interest due will be refunded in compliance with the terms of your lease and applicable Virginia and/or District of Columbia Statutes within 45 days of your move out.

Pets:

Approved *Pets* are allowed on the property, please ask for details.

Qualification Procedures:

Applicants for rental of a dwelling unit are subject to approval as follows:

Income: The total gross monthly income(s) of the applicant(s) must be equal or exceed an amount equal to 3 times the rental for that particular dwelling unit.

Credit: Good credit history.

Rental Record: A satisfactory reference from previous landlord, i.e., compliance with the requirements of the lease as to payment of the rent and observance of other obligations of the tenant specified therein or verifiable mortgage history with history of satisfactory payments.

All Applicants must supply picture identification and social security card to be copied for file.

LEASE, RULES AND REGULATIONS

All applicants must sign a lease and all related rules and regulations before occupancy. We expect full compliance with these documents by all tenants. Copies of these documents may be obtained from the Leasing Center staff upon request.

Thank you for your interest in Main Street Realty!

Applicant signature Date _____

Co-applicant signature Date _____