

Resident Qualifications for Bullard and Associates (Landlord)

This may be revised, modified, or updated from time to time by Landlord at Landlord's sole discretion. Applicants may be subject to more restrictive qualification criteria as established by Homeowner Associations (HOAs) and municipalities. These criteria do not constitute a guarantee by Landlord that residents in our homes meet Landlord's qualification criteria.

Applications

- ✦ An application must be completed for each occupant 18 years of age or older.
- ✦ A non-refundable application fee, if applicable, must be paid by each Applicant before an application will be processed.
- ✦ All Applicants are required to present a valid government-issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
- ✦ An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
- ✦ Falsification of any information on an application may result in Applicant's automatic denial. If an Applicant is denied for falsifying paperwork, Landlord may retain all deposits and fees paid.

Website

- ✦ Home details on Landlord's website are offered for illustrative purposes only. Actual home details may vary. Applicant should verify all information before lease execution.

Rental History

- ✦ Prior evictions may result in an automatic denial of the application.
- ✦ Applicant may be denied for an outstanding debt/judgment to any prior landlord.

Pets

- ✦ Certain dog breeds are not permitted, including Pit Bulls, Staffordshire Terriers, Rottweilers, German Shepherds, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, and any mix containing one of these breeds.
- ✦ Pet fees, rent, and/or deposits may be charged, where applicable.
- ✦ Livestock, poisonous, wild, or exotic animals are not permitted.

Vehicles

- ✦ Vehicles must be operational and have current registrations.
- ✦ Boats and trailers are not allowed without Landlord's prior written approval.

Renter's Insurance

- ✦ Landlord require residents obtain renter's insurance for casualties such as fire, flood, water damage, theft, and general liability. Resident must show proof of policy before moving into the residence.

RENTAL APPLICATION

Complete Precisely and in Detail

(All occupants over 18 must fill out a rental application)

Address _____ Desired Date of Occupancy _____

Do you have deposit now? _____ Do you 1st month's rent now? _____

TENANT _____ Social Security # _____

Date of Birth _____

Phone _____ Email Address: _____

Why are you moving? _____

Emergency Contact Information: Name: _____

Relationship: _____ Phone Number: _____

Present Address _____ How Long? _____

City _____ State _____ Zip Code _____

Monthly Rent or Mortgage payment _____

Landlord _____ Phone/Email: _____

Previous Address _____ Dates lived at
this address: _____

City _____ State _____ Zip Code _____

Monthly Rent or Mortgage payment _____

Landlord _____ Phone/Email: _____

Driver's License # _____

Make/Model of Car _____ License Tag # _____

Employer's Name _____

Address _____

Position _____

How Long? _____ Your Supervisor _____

Phone/Email: _____

Monthly Income _____ Source [] wages [] commission [] gov't assit.

Take Home Pay _____ [] salary [] tips [] other _____

Yearly Income: _____

Previous Employer _____ How Long? _____

Have you been Bankrupt? ___ If so, when? ___ Have you been sued for debt? ___

If so, when? _____

Have you had a dispossessory filed against you? _____

If so, when? _____

Are you required to pay alimony or child support? _____

If so, how much monthly? _____

Do you have auto loans? ___ If so, how much monthly? _____

Education loans? ___ If so, how much monthly? _____

Any other regular monthly payments not including utilities? _____

_____ If so, how much? _____

Do you have pets? _____ How many? _____ Type? _____ Breed? _____
There is a non-refundable pet fee of \$350.00 per pet.

Smoke? Y/N.
How many occupants? _____

OTHER TENANTS	RELATIONSHIP	OCCUPATION

Please provide us with a current year tax return (all pages included) and Three months of bank statements.

By executing this application, I hereby authorized Owner to verify all information contained on this application, and to conduct a full background check, including criminal background checks and credit reports.

The Applicant/s who signs below states that the information provided is true and correct and authorizes Owner to verify this information. The Owner having the right to verify the information does not have the duty to or promise to run a criminal or credit check. Applicant/s understands that the Owner is relying on all information in this application.

The Owner may cancel any lease entered into if the Applicant/s has made misleading, incorrect, or untrue statements in the Application.

Applicants Signature _____ Date _____