

J & J PROPERTY INVESTMENTS, LLC

RENTAL APPLICATION

Minimum of a 2 year lease required, Security Deposit, Water Deposit (if required) and 1st Months' Rent Prior to Move In.
Application **MUST BE COMPLETED IN FULL (AT TIME OF SHOWING)** to be considered.

Application must be on file for each individual 18 years and older.

Occupancy Date Desired: _____ Rental Price Range: _____ Type/Size Desired: _____

Rental address desired: _____

How did you hear about this home? _____

APPLICANTS PERSONAL INFORMATION:

Last name: _____ First name: _____ Middle: _____

Birth date: _____ Driver's license/ID number/state: _____

Marital Status: Single _____ Married _____ Since: _____ Divorced _____ Since: _____

Social Security #: _____ Home Phone #: _____

Cell phone #: _____ E-mail address: _____

Any other names you've used in the past: _____

Additional Occupants:

Name	Relationship	Occupation	Age

RESIDENCE HISTORY:

Present Address: _____

How long at this address: _____ Monthly rent: \$ _____

Name of present landlord: _____ Phone #: _____

Reason for moving: _____ Is your rent current? _____

Number of late payments at this address: _____ Security deposit currently held by landlord: \$ _____

Have you had any reoccurring problems with your landlord? _____

Previous address: _____

Previous landlord: _____ previous landlords phone #: _____

Dates at this address: _____ Reason for moving: _____ Security Deposit: \$ _____

Was your full security deposit returned? _____ # of late payments: _____ Monthly rent: \$ _____

INCOME/EMPLOYMENT HISTORY:

Applicant's current employment status: Full time: _____ Part time (less than 32 hrs.): _____ Student: _____ Retired: _____

Self-employed: _____ Unemployed: _____ Other: _____

Applicant employed by: _____ Supervisor's Name: _____

Phone: _____ Average weekly hours: _____ how long at this place of employment? _____

Address: _____ City: _____ State: _____ Zip: _____

Position: _____ How often do you get paid? Monthly / Biweekly / Weekly (circle one)

Current income: _____ Monthly / Biweekly / Weekly / Yearly (circle one) Proof of income: Yes / No

Also employed by: _____ Supervisor's name: _____

Address: _____ City: _____ State: _____ Zip: _____

Position: _____ Current income: _____ Monthly / Biweekly / Weekly / Yearly

Additional income: (verifiable sources of income that you would like considered, ex: child support, social security etc.)

Additional source: _____ Amount: \$ _____

How long have you been receiving this income? _____ How long do you expect income to continue? _____

CREDIT/FINANCIAL INFORMATION:

Car Loan: Lien Holder:	Balance Owed	Monthly Payment:	Creditors Phone #
Car Loan: Lien Holder:	Balance Owed	Monthly Payment:	Creditors Phone #
Child Support Other Credit Owed:	Balance Owed	Monthly Payment:	Creditors Phone #
Bank Account Name of Bank	Balance	Monthly Payment:	Account Number

EMERGENCY / PERSONAL REFERENCE INFORMATION: (outside of who will be living in the home)

Emergency contact	Phone: - - Cell Home	Phone: - - Home
Relation	Address:	City/State/Zip:
Emergency contact	Phone: - - Cell Home	Phone: - - Home
Relation	Address:	City/State/Zip:
Personal Reference	Phone: - - Cell Home	Phone: - - Home
Relation	Address:	City/State/Zip:
Personal Reference	Phone: - - Cell Home	Phone: - - Home
Relation	Address:	City/State/Zip:

VEHICLE(S) INFORMATION:

Year	Make	Model	Color	Plate #	State
Year	Make	Model	Color	Plate #	State

PROPOSED PETS – (additional security deposit required)

Name	Type/Breed	Indoor	Outdoor	Age
Name	Type/Breed	Indoor	Outdoor	Age

APPLICANT QUESTIONNAIRE:

How long do you plan on living in the next rental home that meets your needs? _____
 Do you have renter's insurance? _____ Have you ever broken a lease? _____
 Ever refused to pay for any reason? _____ Ever been evicted or asked to leave? _____
 Has applicant ever been sued for bills? _____ Has applicant ever been bankrupt? _____
 Has applicant ever been foreclosed? _____ Has applicant ever been brought to court by a landlord? _____
 Has applicant ever moved owing rent or damaged the property? _____
 Do you smoke? _____ \$500.00 repainting/sanitizing charge
 Is there a reason we should not pull a credit/background check? _____ If YES, Please explain: _____

Is the total move-in amount available now (rent and deposit(s))? _____

Thank you for completing an application to rent from us. By signing below, applicant represents all information is true, complete and authorizes the landlord (J & J Property Investments, LLC.) to contact past and present landlords, employers, creditors, credit bureaus, neighbors and any other sources deemed necessary to investigate applicant. If any information is found to be false, the application will be rejected and will be sufficient reason for immediate eviction or loss of deposit.

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.

X _____ DATE _____
 APPLICANT SIGNATURE

If you have any questions about the interpretation or legality of this form, please consult an attorney or other qualified person.

J & J PROPERTY INVESTMENTS, LLC

Dear Applicant,

Thank you very much for your interest in one of our houses.

Ultimately, our goal is to create quality living standards that are appropriate to their settings while at the same time being extremely functional.

We offer a wide range of homes – from single story ranches, to two story homes.

Whether you are looking for just yourself or your family we have a house that will fit your needs.

We buy houses, completely remodel them, and then rent or sell them. If you rent from us, we want you to feel as if this is your home, not just another rental house.

We take 100% pride in our houses.

We also have properties that we would consider in a rent to own option – we want to make your dreams a reality!

APPLICATION TERMS

The application **MUST BE COMPLETED IN FULL** in order to be considered.

If you like the property and would like to submit an application, applications need to be completed at showing to show authenticity.

Application Decisions are usually completed within 24 hrs*

Once you're approved an additional deposit (balance of security deposit) is required to hold the property until move in.

If you are approved, your deposit given at application will go towards your security deposit at move –in.

If you decide that you no longer want the property, you will forfeit your full deposit.

If there is any other information you would like to share with us about yourself, please use the notes section to do so.

Thank you again for your interest and we look forward making your dream of a “new” home into a house a reality☺

Jennifer Mirocha, Property Manager

J & J Property Investments, LLC.

www.jjpillc.com

*Based on a Weekday, during normal working hours and no holidays/weekends