

APPLICATION FOR LEASE

(If accepted below by landlord or REALTOR, this is a legally binding contract. If not understood, seek competent advice before signing.)

Date _____

Application is made to lease premises known as:

3924 Red Bird Lane, Woodbridge VA, 22193

for _____ years, beginning on the _____ day of _____ for the monthly rent of **\$2,400.00**, payable in advance on the **1st** day of each month. Rent commences on the _____ day of _____. It is understood the premises are to be used as a single family residence occupied by no more than _____ persons and the occupancy is contingent upon property being vacated by present occupant. All personal property placed in said premises shall be at tenant's risk. An earnest money deposit in the amount of **\$1200.00** is made herewith to be held by the Landlord(s) **Timothy L. Deaver and Kristi L. Deaver** with clear understanding that this application, including each prospective occupant, is subject to approval and acceptance by landlord/owner/agent; and that after approval and acceptance by landlord/owner/agent the applicant(s) shall execute a mutually acceptable lease form within **10 days** of acceptance by landlord/owner/agent. If the applicant(s) does not/do not execute the Lease, the deposit, at the option of the Landlord/Owner/Agent, shall be returned to the Applicant(s) less actual damages suffered, including (but not limited to) lost rental income, Agent's commission and cost of advertising. Tenant is aware that liability insurance including Owner/Agent as additional insured will be required within 30 days of lease signing (with copy forwarded to Owner/Agent). A COPY OF THE LEASE MAY BE REVIEWED THROUGH THE LANDLORD/OWNER. _____ **Initials**

In the event there is a Condominium or Property Owner's Association for the Property, the Landlord/Owner agrees to provide to the tenant prior to lease execution, copies of current Rules and Regulations pertaining to the Property.

If this Application is neither approved nor accepted by the Landlord/Owner/Agent, the Deposit shall be refunded. Applicant herewith submits the amount of **\$50.00** as payment for Rental Processing Fee(s). THIS AMOUNT IS NON-REFUNDABLE. Where can you be reached prior to the lease term? Home Phone (____) _____ Work Phone (____) _____

Deposit monies paid by: (circle one) CHECK CASH MONEY ORDER TRAVELERS CHECK

ALL ADULT NAMES WILL APPEAR ON LEASE

(Both husband and wife must be on lease. If unmarried, separate application must be completed by each adult).

Children, other occupants and their relationship

LAST NAME	FIRST	M INITIAL	DATE OF BIRTH	SOC SEC #
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
1. _____	_____	Age _____	Relationship _____	_____
2. _____	_____	Age _____	Relationship _____	_____
3. _____	_____	Age _____	Relationship _____	_____
4. _____	_____	Age _____	Relationship _____	_____

Description of Pets (subject to approval)

1. Kind _____	Breed _____	Weight _____	Age _____	Gender _____
2. Kind _____	Breed _____	Weight _____	Age _____	Gender _____

PRESENT ADDRESS

Street No. & Name _____ City _____ State _____ Zip Code _____

Home Phone (____) _____ Office Phone (____) _____ Mobile Phone (____) _____

Lived there for how long? _____ Rented _____ Owned _____ Monthly Payment _____

Name of Landlord or Mortgage Company _____ Phone (____) _____

Reason(s) for moving: _____

PREVIOUS ADDRESS

Street No. & Name _____ City _____ State _____ Zip Code _____
Lived there for how long? _____ Rented _____ Owned _____ Monthly Payment _____
Name of Landlord or Mortgage Company _____ Phone (____) _____

EMPLOYMENT OF ALL ADULTS TO APPEAR ON LEASE:

1. Applicant _____
Where Employed _____ How Long _____

Business Address _____ Supervisor _____ Phone _____

Position _____ Salary _____ Per Mo/Wk/Hr _____

2. Applicant _____
Where Employed _____ How Long _____

Business Address _____ Supervisor _____ Phone _____

Position _____ Salary _____ Per Mo/Wk/Hr _____

If any of the above current employments is less than two years, complete the following:

Applicant # ____
Where Employed _____ How Long _____

Business Address _____ Supervisor _____ Phone _____

Position _____ Salary _____ Per Mo/Wk/Hr _____

If applicant is self employed, please attach copies for the past two years of (a) Form 1040 and (b) Tax Schedule C.

Additional income: Amount \$_____ per _____ Source* _____

*If child support or alimony, who can verify? _____

Applicant need not disclose alimony, child support, or separate maintenance income or its source, unless applicant wishes it to be considered for purpose of this Application for Lease.

	CIRCLE ONE	
Has applicant/co-applicant ever been evicted or had judgment issued against him/her?	YES	NO
Are there any outstanding judgments against applicant/co-applicant?	YES	NO
Has applicant/co-applicant had property foreclosed upon or given title or deed in lieu thereof in the past 7 years?	YES	NO
Is applicant/co-applicant party to a lawsuit?	YES	NO
Is applicant/co-applicant obligated to pay alimony, child support or separate maintenance?	YES	NO
Is applicant/co-applicant a co-maker or endorser on note?	YES	NO

If applicant/co-applicant answered "YES" to any of the above questions, Please explain:

Will any person(s) named above require a visual smoke detector for the deaf or hearing impaired?	YES	NO
Do you own or plan to purchase a water bed?	YES	NO

AUTOMOBILES, CAMPERS, VANS, TRAILERS, TRUCKS, COMMERCIAL VEHICLES, ETC.

Make	Model	Year	Color	State
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

BANK REFERENCES (Checking/Savings)

Name _____	Acct. No. _____	Balance _____
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Name _____	Acct. No. _____	Balance _____
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CREDIT CARD REFERENCES (print all digits)

Name _____ Acct. No. _____ Balance _____

Name _____ Acct. No. _____ Balance _____

MONTHLY PAYMENTS

Automobile To: _____ Amount: _____ Balance _____

Real Estate To: _____ Amount: _____ Balance _____

Other (alimony, To: _____ Amount: _____ Balance _____

child support, To: _____ Amount: _____ Balance _____

taxes, etc To: _____ Amount: _____ Balance _____

I HAVE SEEN THE CONDITION OF THE PROPERTY AND MAKE THIS APPLICATION TO LEASE THE PROPERTY IN ITS PRESENT PHYSICAL CONDITION EXCEPT AS FOLLOWS:

I hereby authorize the persons or firm to whom this application is made, any credit bureau or other investigative agency employed by such persons or firm, to investigate the references herein listed or statements or other data obtained from me or from any person pertaining to my credit and financial responsibility.

I hereby certify that the above information is true and complete to the best of my knowledge

Leasing Agent _____ Applicant _____

Applicant _____

Applicant acknowledges receipt of a copy of this application

FOR OFFICE USE ONLY

Application is: Approved / Disapproved _____ By _____ Date _____

Applicant notified _____ Date _____ By Whom _____