



Rental Application

1300-C Pamalee Drive • Fayetteville, NC 28303

910-221-4095

Telephone Number You Can Be Reached: _____ 2nd Number _____

Address of Property Applying For: _____ Rent Amount: _____

Email Address: _____ Email Address: _____

Personal Information (Past 3 Years)

Applicant: _____ SSN: _____ Driver's License #: _____

Current Address : _____
Street Address City State Zip

Co-Applicant: _____ SSN: _____ Driver's License #: _____

Current Address: _____
Street Address City State Zip

Length of Stay: From: _____ To: _____
Check One: Renting: _____ Buying: _____ Other/Explain: _____

If Renting, Also Complete A-C (This Information Must Be Completed)

A - Monthly Rent Amount: _____ B - Landlord's Name: _____
C - Landlord's Phone # (____) (____) Email Address: _____

Previous Address: (if less than 3 years) _____
Street Address City State Zip

Length of Stay: From: _____ To: _____
Check One: Renting: _____ Buying: _____ Other/Explain: _____

If Renting, Also Complete A-C (This Information Must Be Completed)

A - Monthly Rent Amount: _____ B - Landlord's Name: _____
C - Landlord's Phone # (____) (____) Email Address: _____

Date You Would Like Possession of The Property: _____

How Long Do You Plan on Renting This Property?: _____

How Long Do You Expect to be in the Fayetteville Area?: _____

Do You Plan on Buying a Home in the Fayetteville Area?: _____ If So, How Long Before You Plan to Buy?: _____

If Military, Have You Applied for On-Base Housing? _____ ****Base Housing Does Not Break a Lease****

Nearest Relative Not Living With You: _____ Relationship: _____

Address: _____ Phone#: (____) _____
Street Address City State Zip

Employment and Income

Applicant

Employer: _____ Position/Rank : _____ Years: _____

Address _____ Phone#: (____) _____

Supervisor/Commander: _____ First Sgt: _____

ETS Date: _____ Monthly Income (after taxes) \$ _____ Pay Days: _____

Co-Applicant

Employer: _____ Position/Rank : _____ Years: _____

Address _____ Phone#: (____) _____

Supervisor/Commander: _____ First Sgt: _____

ETS Date: _____ Monthly Income (after taxes) \$ _____ Pay Days: _____

Occupants permitted for this lease period:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Do You Have Animals?: Yes ____ No ____ # of Dogs ____ # of Cats ____ # of Inside Pets ____ # of Outside Pets ____

If Dog, What Breed?: _____ Weight: _____ How Many?: _____

Additional Comments: _____

I do hereby authorize Turner Realty Company to check my credit and to verify the information I have given about my previous landlords and employers. I understand there is a \$65 non-refundable fee for processing this rental application which must be paid in cash, money order or certified funds. (NO PERSONAL CHECKS). I understand that Turner Realty Company has the right to cancel this application within 2 business days of submitting application if my credit/background check or landlord references so justify or if false information has been given.

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Landlord Reference:

Reference For Which Address: _____ Spoke To: _____

Date Called: _____ Time Called: _____ Comments: _____

Application Approved: Yes ____ No ____ If approved, Amount of Security Deposit Required: \$ _____

If approved, what date is lease to commence: _____

DATE APPLICANT WAS INFORMED: _____ TIME APPLICANT: _____

Additional Comments: _____



TURNER REALTY COMPANY
1300-C PAMALEE DRIVE/P O BOX 36053
FAYETTEVILLE, NC 28303
(910) 221-4095

CHECKOUT INSTRUCTIONS

The Tenant or Landlord has given written notice to vacate and Agent or Tenant has received notice on _____. In accordance with the Rental Agreement, the Tenant shall be responsible for rent through and including _____, or until a completed checkout has been performed and all keys, and/ or amenities passes have been returned. All personal items must be removed from the property before an inspection can be made. **Utilities are required to remain on until property has passed inspection. Rent will be charged until keys are received. Security deposit will be returned within 30 days from completed checkout inspection, less rent, late or returned check charges due, repairs or items not completed as required by these checkout instructions. The return date for the Security deposit will be adjusted to 30 days from receipt of any invoices related to repairs or items not completed as required by these checkout instructions. The Security deposit and final accounting will be returned to the Tenant by mail.**

1. Remove all personal items and trash from property.
2. Clean all appliances including refrigerator seals and inside all equipment. Refrigerator should be pulled away from all and the floor and area behind cleaned thoroughly. Clean range inside and out and hood/fan and run dishwasher without dishes to clean it.
3. Replace filter(s) in furnace return. \$35 Charge on unclean filters.
4. Clean all cabinets inside and out, to include kitchens and bathrooms. Special attention should be given to handles and knobs.
5. Carpets must be professionally cleaned and a receipt of such cleaning must be provided twhen turning in keys. The carpet cleaning should be done after all house cleaning items are completed and furniture removed to insure cleaning of all areas.
6. Wash all ceiling fans and light fixtures plus light globes should be removed and washed thoroughly and exterior fixtures should be washed and all bugs removed. (All light bulbs must work at inspection)
7. Wash dirty walls including wallpapered areas and woodwork as required carefully. Pay special attention to areas around light switches, hallways and doorways.
8. Clean all windows, inside and out and secure all windows and screens. Clean all windowsills, window tracks and patio door tracks. Mini-blinds (if any) should be washed. Cobwebs shall be removed.
9. Clean and disinfect the bathrooms thoroughly. Any ceramic tile baths should be cleaned with a brush and product such as Tilex to remove any mildew.
10. Mow, trim, edge, pull or spray weeds, haul debris prior to move-out inspection. Sweep driveways, walkways, garage, and decks.
11. Repair or have repaired any damage you or your pets have caused. It will be less expensive if you take care of your own damage. Any repairs must be completed in a professional manner.
12. Do not spackle nail holes.

Please turn in keys, garage door openers, amenities keys, or passes and any other remotes or alarm codes.

Signature

Date

Rev

CREDIT POLICIES

APPLICATION FEE

Applicants over age 18 will pay a non-refundable application fee at the time of application: \$65 per individual.

INCOME

Applicants must be able to prove a monthly gross income equal to three (3) times the monthly rent. Any non-employment income must be guaranteed for the term of the lease. Applicant must have at least six (6) months of verifiable employment at current job.

OCCUPANCY

Applicants applying for joint occupancy that are *not* married must qualify individually for the unit. If a property allows Multi-Singles, each applicant will be required to pay \$65 per application. Married couples may be allowed to combine income for qualification.

CREDIT REFERENCES

Applicant(s) must have satisfactory credit rating with the Credit Bureau. All occupants over the age of 18 must fill out a credit application and pay an application fee of \$65.

RENTAL HISTORY

Applicant(s) must have a satisfactory record of rent payment with previous landlord and must have given a sufficient notice to vacate from their last or current address.

PROPER ID

A picture ID will be needed and a copy will be kept with the application. If applicable a current Power of Attorney must be presented.

VIEWING UNIT

Applicants must have seen the property they wish to rent inside and out before application can be processed or sign a waiver stating they wish to rent the property sight unseen. It is recommended to have a friend or family member view the property in your absence.

CHILDREN

FHA-HUD Standards allow two (2) persons per bedroom, with the provision that two children between the ages of four and twelve will occupy the same bedroom must be the same sex. Children over the age of twelve will be allowed one per bedroom. The total occupants allowed are decided by owner at the time of management contract.

PET FEE

IF PROPERTY ALLOWS ANIMALS there will be a minimum non-refundable pet fee of \$300 for each animal allowed. **Please note that pet fees may vary depending on weight limit and/or owner preference.**

RESERVATION FEE

I understand a non-refundable reservation fee will be required to take the house off the rental market for a maximum of up to two (2) weeks: *Date off Market:* _____ *Date to Sign Lease:* _____. If I pay the reservation fee and then, for any reason I decide NOT to rent the house in question, I understand the reservation fee will be forfeited and will not be refunded to me and cannot be transferred to another property. I also understand time is of the essence. However, upon signing my lease, the reservation fee will be applied toward my first month's rent.

Turner Realty Company, is an Agent for the owner.

I HAVE READ THE ABOVE AND FULLY UNDERSTAND THAT THE POLICIES STATED WILL BE USED IN CONSIDERATION OF ACCEPTABILITY OF THE WRITTEN APPLICATION FOR THE SAID RENTAL PROPERTY.

Signature

Date



TURNER REALTY COMPANY
1300-C PAMALEE DRIVE
FAYETTEVILLE, NC 28303
(910) 221-4095

CHECKLIST FOR ANYONE OVER 18

- \$65 (cash) per person.
- Copy of ID (Military or State Driver’s License).
- Proof of Income (Pay Stubs and/or Tax Forms).
- Make sure you have signed all pages (FOUR TOTAL).
- All applicants over the age of 18 must pay the \$65 application fee and will have their credit ran.
- Roommates, fiances, boyfriends, and girlfriends MUST be listed on the application and pay the application fee.
- If a property allows multi-singles, the owner will have final approval.
- Proof of income is required for all parties on the application. Each applicant must make **THREE (3)** times the rent a month to qualify financially. Individuals will have to qualify separately. Married couples can combine their income.
- We CANNOT ACCEPT any application for anyone with a bankruptcy, foreclosure, repossession, or eviction within the last 2 years.
- If the property allows animals, there will be a **NON-REFUNDABLE** pet fee at a minimum of \$300 per pet. **Please note that pet fees may vary depending on weight limit, height, and/or owner.**
- If you are approved, you are required to pay a **NON-REFUNDABLE** Reservation Fee on the house. This will take the house off the market for 2 weeks. (NO EXCEPTIONS ON RESERVATION FEE). The NON-REFUNDABLE Reservation Fee goes toward the amount you owe when you sign your lease.
- The **NON-REFUNDABLE** Reservation Fee cannot be transferred to another property.
- If you are signing the lease within five (5) days of a new month, you will be required to pay the new month’s rent along with the Pro-Rated Rent of the current month.
- Unless otherwise approved, a standard lease term is 12 months in length.
- The lease will be emailed via DocuSign. A working email address is required.

AN INCOMPLETE APPLICATION WILL NOT BE PROCESSED.

The above requirements have been explained to me and I fully understand them.

Signature

Date

Signature

Date