



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 Pets?: 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 \$40/\$60 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-Aplicant's Signature: _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Landlord Reference:

Reference For Which Address: _____ Spoke To: _____
Date Called: _____ Time Called: _____ Comments: _____

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: _____

CREDIT POLICIES

APPLICATION FEE

Applicants over age 18 will pay a non-refundable fee at the time of application: \$40 for individuals; \$60 for married couples.

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 \$40 per application. Married couples may be allowed to combine income for qualification upon verification of marriage.

CREDIT REFERENCES

Applicant(s) must have at least two (2) acceptable credit references. Such references must verify that the applicant has paid their bills as agreed over the last six (6) months. No newly opened accounts are acceptable. 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.

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.

SOCIAL SECURITY AND PROPERTY ID

Applicants must be able to show a Social Security Card with their name on it and a payroll check showing the number. Simply remembering is not sufficient. 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 PETS there will be a minimum non-refundable pet fee of \$200 for each pet 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

- \$40 (cash or money order) per person, unless you are a married couple.
- 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 \$40 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, or repossession within the last 2 years.
- If the property allows pets, there will be a **NON-REFUNDABLE** pet fee at a minimum of \$200 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 cannot be transferred to another property.
- The **NON-REFUNDABLE** Reservation Fee goes toward the amount you owe when you sign your lease.
- 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.
- **ALL PARTIES MUST BE PRESENT AT THE TIME OF LEASE SIGNING!!!**

AN INCOMPLETE APPLICATION WILL NOT BE PROCESSED.

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

Signature

Date

Signature

Date



Applicant's Name: _____

We are requesting a residential verification on the above named applicant(s). Would you please provide us with the information below and fax it back to us at 910-221-4096.

Thank you in advance for your cooperation in this matter.

TO BE FILLED OUT BY LANDLORD

Previous/Current Residence: _____

Applicant(s) Address _____

Community/Landlord _____

Move In Date _____ Move Out Date _____

Lease Expired _____ Month to Month _____

Current Balance Due \$ _____ Any NSF's? _____

Proper Notice Given? _____ Management Notice Given? _____

Pays On Time? _____ If not, how many times late? _____

Pets? _____ Roommates? _____

Problems? _____ Violations? _____

If so, please explain _____

Would you re-rent? _____

Move out balance due _____

Explain _____

By signing below, I/we authorize Turner Realty Company, and its agents to investigate my/our credit, residency and all other pertinent information and references given for purpose of obtaining housing. All information obtained will be held in strict confidence.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

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