

RENTAL APPLICATION FOR J&L PROPERTY MANAGEMENT
821 3RD AVENUE SE. SUITE #85 ROCHESTER MN 55904 (507) 282-2494

DATE: _____

TENANT #1

TENANT #2

- | | | |
|---|----------------------------------|----------------------------------|
| 1. NAME (S): | _____ | _____ |
| 2. SOCIAL SECURITY #: | _____ | _____ |
| 3. DATE OF BIRTH: | _____ | _____ |
| 4. DRIVERS LIC. # & STATE: | _____ | _____ |
| 5. NAMES AND AGES OF ALL DEPENDENTS THAT RESIDE WITH YOU FULL OR PART TIME: | _____
_____ | _____
_____ |
| 6. MAKE, MODEL, AND YEAR OF CARS: | _____
_____ | _____
_____ |
| 7. LIC. PLATE # OF CARS: | _____ | _____ |
| 8. CURRENT ADDRESS:
(STREET, CITY, STATE) | _____
_____ | _____
_____ |
| 9. CURRENT TELEPHONE #: | _____ | _____ |
| 10. LIST PETS (HOW MANY, KIND, BREED, WEIGHT, AGE): | _____ | _____ |
| 11. LIST NEAREST RELATIVE (GIVING NAME, ADDRESS AND TELEPHONE NUMBER): | _____

_____ | _____

_____ |
| 12. IN CASE OF EMERGENCY WE SHOULD CONTACT: | | |
| NAME: | _____ | _____ |
| RELATIONSHIP: | _____ | _____ |
| TELEPHONE NUMBER: | _____ | _____ |

TENANT #1

TENANT #2

13. CURRENT EMPLOYER :

ADDRESS:	_____	_____
SUPERVISOR:	_____	_____
TELEPHONE #:	_____	_____
LENGTH OF EMPLOYMENT:	_____	_____
GROSS MONTHLY SALARY:	_____	_____
IF THERE ARE OTHER SOURCES OF INCOME YOU WOULD LIKE US TO CONSIDER, PLEASE LIST INCOME SOURCE AND PERSON WHO COULD BE CONTACTED FOR CONFIRMATION:		
OTHER INCOME:	_____	_____
SOURCE:	_____	_____
CONTACT PERSON:	_____	_____
TELEPHONE # OF CONTACT:	_____	_____

14. LIST CURRENT AND PREVIOUS ADDRESSES DURING THE PAST FIVE YEARS:

STREET ADDRESS:	_____	_____
CITY, STATE, ZIP:	_____	_____
MOVE-IN & OUT DATES:	_____/_____/_____	_____/_____/_____
LANDLORD NAME:	_____	_____
LANDLORD TELEPHONE:	_____	_____
STREET ADDRESS:	_____	_____
CITY, STATE, ZIP:	_____	_____
MOVE-IN & OUT DATES:	_____/_____/_____	_____/_____/_____
LANDLORD NAME:	_____	_____
LANDLORD TELEPHONE:	_____	_____
STREET ADDRESS:	_____	_____
CITY, STATE, ZIP:	_____	_____
MOVE-IN & OUT DATES:	_____/_____/_____	_____/_____/_____
LANDLORD NAME:	_____	_____
LANDLORD TELEPHONE:	_____	_____

(IF NEED ADDITIONAL ROOM PLEASE USE BACK SIDE OF THIS PAGE)

15. LIST 3 BUSINESS CREDIT REFERENCES GIVING COMPANY NAMES, ADDRESSES, AND PHONE NUMBERS:

1)	_____	_____
	_____	_____
	_____	_____
2)	_____	_____
	_____	_____
	_____	_____
3)	_____	_____
	_____	_____
	_____	_____

16. LIST 3 PERSONAL REFERENCES GIVING NAMES, ADDRESSES, AND PHONE NUMBER:

17)	_____	_____
	_____	_____
	_____	_____
2)	_____	_____
	_____	_____
	_____	_____
3)	_____	_____
	_____	_____
	_____	_____

	TENANT #1	TENANT #2
17. HAVE YOU EVER FILED FOR BANKRUPTCY?	_____	_____
BEEN EVICTED?	_____	_____
WILLFULLY REFUSE TO PAY RENT?	_____	_____
CONVICTED OF ANY CRIME IN THE LAST 5 YEARS?	_____	_____

18. PLEASE GIVE ANY ADDITIONAL INFORMATION WHICH MIGHT HELP MANAGEMENT EVALUATE THIS APPLICATION:

_____	_____
_____	_____
_____	_____
_____	_____

THIS INFORMATION WILL BE USED TO CONDUCT A BACKGROUND/CREDIT CHECK. THE INFORMATION WILL BE TREATED AS CONFIDENTIAL AND WILL BE USED EXPRESSLY FOR THE SOLE PURPOSE OF J&L PROPERTY MANAGEMENT. J&L PROPERTY MANAGEMENT DOES NOT DISCRIMINATE AGAINST ANY PERSON OR GROUP OF PERSONS BECAUSE OF RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX, MARITAL STATUS, DISABILITY, STATUS WITH REGARD TO PUBLIC ASSISTANCE OR FAMILY STATUS.

I HEREBY APPLY TO LEASE FROM J&L PROPERTY MANAGEMENT FOR THE TERM AND UPON THE CONDITIONS SET FORTH AND AGREE THAT THE RENT IS TO BE PAYABLE THE FIRST DAY OF EACH MONTH IN ADVANCE. I HEREBY DEPOSIT \$_____ AS EARNEST MONEY TO BE REFUNDED TO ME IF THIS APPLICATION IS NOT ACCEPTED WITHIN 5 BUSINESS BANKING DAYS. HOWEVER \$25.00 OF THE DEPOSIT WILL BE RETAINED TO OFFSET THE COST, TIME AND EFFORT IN PROCESSING MY APPLICATION. UPON ACCEPTANCE OF THIS APPLICATION THIS DEPOSIT, LESS THE \$25.00 PROCESSING FEE, SHALL BE RETAINED AS PART OF THE SECURITY DEPOSIT. WHEN SO APPROVED AND ACCEPTED I AGREE TO EXECUTE A LEASE BEFORE POSSESSION IS GIVEN AND PAY THE BALANCE OF THE SECURITY DEPOSIT, IF ANY, WITHIN 5 BUSINESS BANKING DAYS AFTER BEING NOTIFIED OF ACCEPTANCE, OR THE DEPOSIT WILL BE FORFEITED AS LIQUIDATED DAMAGES IN PAYMENT FOR THE MANAGEMENT'S TIME AND EFFORT IN PROCESSING MY APPLICATION. THE APPLICANT HEREBY WAVING ANY CLAIM FOR DAMAGES BY REASON OF NON-ACCEPTANCE WHICH THE OWNER OR HIS AGENT MAY REJECT WITHOUT STATING ANY REASON FOR SO DOING.

THE ABOVE INFORMATION IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF APPLICANT (S): _____

DATE: _____

APPLICATION POINT EVALUATION

Applicant Name: _____

Unit Applied For: _____

Income:	Household gross income must be at least 3 times rent	+2 points
	Gross income close to amount above	+1 point
	Gross income under by \$150.00 or more	- 1 point

CreditReport:	More than five ones (accounts with prompt payment History) on credit report	+2 points
	Minimum but good credit history	+1 point
	No credit history	0 points
	Collections or judgments, etc.	- 1 point
	Landlord collections or unlawful detainer	- 2 points

References:	Two good references	+2 points
	One good reference	+1 point
	None	0 points
	One bad reference	- 2 points

Criminal Record:	None	0 point
	Misdemeanors	-1 point
	Violent or dangerous offense	-2 points
	Drugs	-2 points

Point Total _____

Must have at least 3 points to be approved.

Accepted Refuse

