

RENTAL APPLICATION
REDWOOD MANAGEMENT CO.
440.366.0116 phone 440.366.4298 fax

The undersigned hereby makes application to lease # _____ located at _____

Desired Move-In Date _____ Fireplace Yes or No _____ Do you have a pet? Yes or No _____

MONTHLY RENT: \$ _____

PET FEE (IF ANY): \$ _____

SECURITY DEPOSIT: \$ _____

PET DEPOSIT: \$ _____

PLEASE TELL US ABOUT YOURSELF

Full Name: _____ **Phone:** _____

Date of Birth: _____ **Social Security Number:** _____

Drivers License No.: _____ **State Issued:** _____

Name of Any Co-Applicants: _____

Relationship of Co-Applicant: _____

Name & Relationship of ALL other occupants: _____

Total Number of People Living in Suite: _____

(MUST ALL BE LISTED ON LEASE)

PLEASE LIST YOUR RESIDENCY HISTORY FOR THE PAST 6 YEARS

Current Address: _____

City, State & Zip Code: _____

Month & Year Moved In: _____ **Monthly Payment:** _____

Reason for Leaving: _____

Owner or Agent: _____ **Phone:** _____

Previous Address: (If within 3 Years): _____

City, State & Zip Code: _____

Month & Year Moved In: _____ **Month & Year Moved Out:** _____

Reason for Leaving: _____

Owner or Agent: _____ **Phone:** _____

Previous Address: (If within 3 Years): _____

City, State & Zip Code: _____

Month & Year Moved In: _____ **Month & Year Moved Out:** _____

Reason for Leaving: _____

Owner or Agent: _____ **Phone:** _____

PLEASE LIST YOUR EMPLOYMENT HISTORY

Your Current Status: Full-Time Part-Time Student Retired Unemployed Other

Current Employer (or most recent): _____

Address: _____ **Phone:** _____

Date(s) Employed/From: _____ **to** _____

Position: _____ **Salary:** \$ _____

Supervisor: _____ **Phone:** _____

Previous Employer: _____

Address: _____ **Phone:** _____

Date(s) Employed/From: _____ **to** _____

Position: _____ **Salary:** \$ _____

Supervisor: _____ **Phone:** _____

If there are other sources of income that you would like us to consider please list income, source (Bank, Employer, etc.) who we can contact for confirmation. You DO NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it for this application.

Amount: \$ _____ per: _____ Source & Phone: _____

Do you have a pet?

Type _____ Breed _____

Weight _____ House Broken _____

Rabies Shots Date _____ Name of Pet _____

PLEASE LIST YOUR BANK & CREDIT REFERENCES

Bank: _____ Phone: _____

Checking or Savings Account: _____

PLEASE DO NOT LIST ACCOUNT NUMBERS

Credit References: (Major Credit Cards, Bank Loans, Car Loans)

1) _____ 2) _____ 3) _____ 4) _____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

HAVE YOU OR YOUR CO-APPLICANT EVER:

Been sued for non-payment of rent: Yes No **Been evicted or ask to move out:** Yes No
Broken a Lease Agreement: Yes No **Been Sued for Damages to Rental Property:** Yes No
Filed for Bankruptcy: Yes No

HOW DID YOU HEAR ABOUT OUR COMPLEX: _____?

If management has any questions regarding your application, please list 2 numbers you can be reached at:

Daytime: _____ Evening: _____

The undersigned warrants and represents all statements true and correct and hereby authorize verification of the information through all available means including but not limited, to obtaining a consumer credit - background report and any other reports maintained by City, County, State and Federal Law Enforcement Agencies, present and/or past employers including but not limited to present and/or past salary verification and present and/or past residences and/or criminal report . Applicant agrees to furnish additional credit references upon request.

APPLICATION FEE (NON-REFUNDABLE)

Applicant submits herewith a non-refundable payment in the amount of \$30.00 for a credit check and processing charge for the contemplated rental of Unit # _____, such sum is not a rental payment or security deposit. Payment should be made in cashier's check, money order or personal check and make payable to "Redwood Management Company". Owner will notify Applicant(s) of the approval or denial of the application within five (2) two days after the date the application is received in the leasing office.

SECURITY DEPOSIT (MAY OR MAY NOT BE REFUNDABLE)

I hereby deposit \$ _____ as earnest money to be refunded to if this application is not accepted within two business-banking days. Upon acceptance of this application, this deposit shall be retained as part of the security. When so approved and accepted I agree to execute a lease for _____ months before possession is given and **to pay the balance of the security deposit within three business banking days after being notified of acceptance, or the deposit will be forfeited as liquidated damages in payment for the agents time.** If this application is **not approved** by the agent, the deposit will be refunded in full within three business banking days. **I fully understand that after I am approved, but I choose not to move in, it is my obligation to deliver in writing a letter to the leasing office within seventy-two hours (which at that time both applicant and agent will both sign and date. At that time the agent will provide you with a copy of said letter). If I fail to do this, the deposit will be forfeited as liquidated damages in payment for advertising and agent's time. I UNDERSTAND THAT THIS IS AN APPLICATION AND DOES NOT CONSTITUTE A LEASE AGREEMENT IN WHOLE OR IN PART.**

I UNDERSTAND THAT THIS IS AN APPLICATION AND DOES NOT CONSTITUTE A LEASE AGREEMENT IN WHOLE OR IN PART.

APPLICANT(S) MUST NOT ASSUME APPROVAL OF THE APPLICATION UNTIL APPLICANT(S) HAVE RECEIVED NOTIFICATION OF APPROVAL FROM OWNER IN PERSON, BY TELEPHONE OR BY MAIL.

Applicants Signature _____

Date _____

Signature of Agent for Landlord _____

Date _____

Application Fee paid on: _____

Deposit Paid on: _____

Hidden Acres

245 Brittany Lane
Elyria, Ohio 44035
440-366-0116
440-365-4298

Letter Requesting Authorization to Release Tenancy Information

The undersigned has recently applied for an apartment with Redwood Management Company. The undersigned has been requested to provide information concerning their tenant history.

Therefore, I authorize the investigation of my tenant information.

I do hereby release Redwood Management Co. and all persons, agencies, agents, employees, firms, companies, or parties affiliated with you from any damages resulting from providing such information.

This authorization is valid for thirty (30) days from the date of my signature below.

Please keep a copy of my release request in your files.

Thank you for you cooperation.

Signature _____ Date _____

To Be Filled out by Landlord Please provide information below.

Dates of Tenancy From: _____ To: _____

How much was rent? _____

Did the tenant pay rent on time?: Yes _____ No _____

Did tenant ever pay with an NSF check? _____

Did tenant give proper notice? Yes _____ No _____

Did the tenant leave the unit in good condition? _____

If not please explain _____

Would rent to this person again? _____

Signature : _____ Date _____

Title _____ Phone _____

Hidden Acres Apartments

440-365-0865

I, _____

_____ give

Hidden Acres permission to run a criminal background check on me.

Signature _____

Date