

ADVANCED REALTY CONCEPTS INC. &  
PROPERTY OWNERS RESERVE THE  
RIGHT NOT TO ACCEPT CERTAIN  
BREEDS OF DOGS.



APPLICANT'(S) GROSS MONTHLY  
INCOME MUST BE AT LEAST 3  
TIMES THE RENT TO QUALIFY.

MONTHLY RENT \_\_\_\_\_

POSSESSION DATE \_\_\_\_\_

### **ADVANCED REALTY CONCEPTS INC. RENTAL APPLICATION**

Today's Date: \_\_\_\_\_ Property Applied For: \_\_\_\_\_

I/We understand that a credit report will be ordered in conjunction with this rental application; and a criminal investigation/records check will be ordered in conjunction with this application. In the event any derogatory, inaccurate, substantially false, or unverifiable information is listed below, such as rental history, or on my/our credit report(s), or in my/our criminal investigation check(s), I/we understand that this application to rent may be turned down by ADVANCED REALTY CONCEPTS INC. I/We specifically authorize ADVANCED REALTY CONCEPTS INC. to verify my/our employment and mortgage or rental history in conjunction with processing this application.

In the event more than one application is received for a property, the more qualified applicant will be offered a lease on the property. This application shall become a part of your lease, if you are accepted. Any misstatement or inaccuracy, whether intentional or inadvertent, shall be grounds for us to terminate any lease you enter into.

A **twenty five dollar (\$25.00) non-refundable** application fee is charged to each adult applicant to defray processing and credit report costs. Please obtain your receipt when you turn in this application. It is understood that the **Rental Deposit, in the amount of \$50.00**, will be returned if you are not accepted as tenants. If you are accepted as tenants and decide not to accept the housing applied for, the Rental Deposit is **FORFEITED**. If you are accepted, it will apply towards your Security/Damage Deposit. The balance of the Security Deposit is due within 24 hours of application approval.

**Personal checks are not accepted for application fee or rental deposit.**

NOTICE: Landlord Agent: A landlord agent (or listing agent) works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Due to insurance ramifications, Advanced Realty Concepts, Inc and the property owners will NOT accept certain breeds of dogs, specifically ROTTWEILER, DOBERMAN, PITBULL, GERMAN SHEPHARD, and CHOW, even if they are listed under a different name.

**It is the policy of this company to accept only certified funds for ALL DEPOSITIS and rent for the FIRST MONTH of tenancy. Certified funds can be MONEY ORDER or CASHIER'S CHECKS. IF THE FIRST MONTH OF TENANCY IS LESS THAN SEVEN (7) DAYS, THE NEXT MONTH'S RENT WILL NEED TO BE PAID AT TIME OF POSSESSION AS WELL AS ANY PRORATED RENT.**

**How did you hear about our company?** \_\_\_\_\_

Applicant (1) Signature

Date

Applicant (2) Signature

Date

**APPLICANT (1) INFORMATION**

Last \_\_\_\_\_ First \_\_\_\_\_ Middle \_\_\_\_\_ Jr/Sr \_\_\_\_\_

SS # \_\_\_\_\_ Date of Birth \_\_\_\_\_

**CURRENT ADDRESS**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_

Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_

Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If at current address for less than 3 years)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_

Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_

Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If at current address for less than 3 years)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_

Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_

Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**EMPLOYMENT STATUS**

\_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_ Unemployed \_\_\_\_\_ Student \_\_\_\_\_ Retired

Employer Name \_\_\_\_\_ Employer Phone (\_\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_ Supervisor \_\_\_\_\_

How Long? \_\_\_\_\_ Position \_\_\_\_\_ Rank/Rate/Pay Grade \_\_\_\_\_

Monthly Income (Gross) \$ \_\_\_\_\_

Other Source(s) of Income \_\_\_\_\_ Amount(s) \$ \_\_\_\_\_

**ADDITIONAL INFORMATION**

Applicant (1) Driver's License # \_\_\_\_\_ State \_\_\_\_\_

**IN CASE OF EMERGENCY**

Applicant (1): Nearest Living Relative \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Relationship \_\_\_\_\_

**APPLICANT (2) INFORMATION**

Last \_\_\_\_\_ First \_\_\_\_\_ Middle \_\_\_\_\_ Jr/Sr \_\_\_\_\_  
SS # \_\_\_\_\_ Date of Birth \_\_\_\_\_

**CURRENT ADDRESS**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_  
Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_  
Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If at current address for less than 3 years)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_  
Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_  
Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**PREVIOUS ADDRESS (If at current address for less than 3 years)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ How Long Lived Here? \_\_\_\_\_  
Landlord Or Mortgage CO. \_\_\_\_\_ Phone # \_\_\_\_\_  
Reason for moving \_\_\_\_\_ Monthly Payment \$ \_\_\_\_\_

**EMPLOYMENT STATUS**

\_\_\_\_\_ Full Time \_\_\_\_\_ Part Time \_\_\_\_\_ Unemployed \_\_\_\_\_ Student \_\_\_\_\_ Retired  
Employer Name \_\_\_\_\_ Employer Phone (\_\_\_\_\_) \_\_\_\_\_  
Address \_\_\_\_\_ Supervisor \_\_\_\_\_  
How Long? \_\_\_\_\_ Position \_\_\_\_\_ Rank/Rate/Pay Grade \_\_\_\_\_  
Monthly Income (Gross) \$ \_\_\_\_\_  
Other Source(s) of Income \_\_\_\_\_ Amount(s) \$ \_\_\_\_\_

**ADDITIONAL INFORMATION**

Applicant (2) Driver's License # \_\_\_\_\_ State \_\_\_\_\_

**IN CASE OF EMERGENCY**

Applicant (2): Nearest Living Relative \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Relationship \_\_\_\_\_

