

6105 Oleander Dr, Ste 102, Wilmington, NC 28403

Office: (910)452-3013 Fax: (910)452-9552

Website: www.Atlanticrm.com

Email: info@atlanticrm.com



Rental Application

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------|
| Property Address | Move In Date | Lease Term |
| \$60.00 Application Fee Per Applicant (Non-Refundable): | | Have you seen the home inside and outside? YES NO |
| <input type="checkbox"/> Cash (exact amount only) <input type="checkbox"/> Money Order <input type="checkbox"/> Online <input type="checkbox"/> PAID | | WE REQUIRE THAT YOU SEE THE PROPERTY PRIOR TO TURNING IN APPLICATIONS |

Applicant Information (If applicant is accepted as a resident, this application is to become part of the rental agreement)

| | | | | | |
|------------|------------------|----|---------------|-------------------|---------------------|
| Last Name | First Name | MI | Birth Date | Social Security # | License # and State |
| Cell Phone | Additional Phone | | Email Address | | |

Applicant (Spouse) Information

| | | | | | |
|------------|------------------|----|---------------|-------------------|---------------------|
| Last Name | First Name | MI | Birth Date | Social Security # | License # and State |
| Cell Phone | Additional Phone | | Email Address | | |

Address (2 years occupancy history is needed)

| | | | | |
|-------------------------|----------------------|---------------------------------------------------|-------|--------------------------------------|
| Present Address | | City | State | Zip Code |
| Dates of Occupancy | Rent/Mortgage Amount | Landlord/Mortgage Company Contact Name and Number | | Landlord/Mortgage Company Fax Number |
| Explanation for leaving | | | | |
| Previous Address | | City | State | Zip Code |
| Dates of Occupancy | Rent/Mortgage Amount | Landlord/Mortgage Company Contact Name and Number | | Landlord/Mortgage Company Fax Number |
| Explanation for leaving | | | | |

Employment (You MUST provide all current paystubs)

| | | | | |
|---------------------------|----------|--------------|-------------------|----------------------|
| Present Employer | Position | Phone Number | How long employed | Gross Monthly Salary |
| Present Employer (Spouse) | Position | Phone Number | How long employed | Gross Monthly Salary |

Other Income (You MUST provide all current paystubs for Child Support, Retirement, Etc.)

| | |
|--------|--------|
| Source | Amount |
| Source | Amount |

Additional Occupants

| | | | |
|------|--------------|------------|-------------------|
| Name | Relationship | Birth Date | Social Security # |
| Name | Relationship | Birth Date | Social Security # |
| Name | Relationship | Birth Date | Social Security # |

Pets (A non-refundable pet fee is required per pet ****Restrictions to certain breeds****)

| | | | | | |
|--------------------------------------------------------------------|-------|--------|-----|---------------------------|------|
| Type | Breed | Weight | Age | Neutered/Spayed/De clawed | Name |
| Has this pet ever shown aggression or bitten anyone? YES NO | | | | | |
| Type | Breed | Weight | Age | Neutered/Spayed/De clawed | Name |
| Has this pet ever shown aggression or bitten anyone? YES NO | | | | | |

Permanent Address Person (where mail will always reach you for the purpose of forwarding your mail, security deposit, etc.)

| | | | |
|---------|--------------|--------------|----------|
| Name | Relationship | Phone Number | |
| Address | City | State | Zip Code |

Have you ever? (Circle YES or NO)

| | | | |
|--------------------------------|-----|----|-------------------------|
| Been evicted? | YES | NO | If yes, please explain: |
| Broken a lease agreement? | YES | NO | If yes, please explain: |
| Filed Bankruptcy? | YES | NO | If yes, please explain: |
| Been sued for rent? | YES | NO | If yes, please explain: |
| Been sued for property damage? | YES | NO | If yes, please explain: |
| Have a current judgment/lien? | YES | NO | If yes, please explain: |
| Been convicted of a crime? | YES | NO | If yes, please explain: |

Are you?

| | | | | | |
|------------|-----|----|--------------------------|-----|----|
| A student? | YES | NO | In this country legally? | YES | NO |
|------------|-----|----|--------------------------|-----|----|

How did you hear about us?

| | | | | | |
|--------------------------------------|-------------------------------------|------------------------------------|------------------------------------|----------------------------------------|--------------------------------|
| <input type="checkbox"/> Our website | <input type="checkbox"/> Craigslist | <input type="checkbox"/> Our signs | <input type="checkbox"/> Newspaper | <input type="checkbox"/> Search Engine | <input type="checkbox"/> Other |
|--------------------------------------|-------------------------------------|------------------------------------|------------------------------------|----------------------------------------|--------------------------------|

I hereby submit **cash/money order/credit card payment** in the amount of **\$60.00** per applicant as a **NON-REFUNDABLE** application fee. I acknowledge that all information stated on the application is true. I understand that this application is subject to the review and approval of Management, and I understand that Management has the sole discretion to decide if I can lease this property. **I hereby consent to allow Atlantic Rental Management, through its designated agents and employees, to obtain my credit information, to review my occupancy history, payment history and/or criminal background check as deemed necessary and to verify the income stated on this application in order to process my application.** No person shall be denied the right to rent one of our properties based on applicant's race, color, religion, national origin, sex, age, disability, marital status, or familial status. I acknowledge that Atlantic Rental Management, LLC acts as agent for the owner and thereby represents the interest of the owner.

Applicant's Signature

Date

Applicant's (Spouse) Signature

Date

To submit application by email please send it to: info@atlanticrm.com

Rental Application

ATLANTIC RENTAL MANAGEMENT, LLC COMPLIES WITH THE FAIR HOUSING ACT IN MANAGING, RENTING AND LEASING ALL PROPERTIES

It is our policy at Atlantic Rental Management, LLC that no person shall be denied the right to rent one of our properties based on applicant's race, color, religion, national origin, sex, age, disability, marital status, or familial status.

The Application Process

Applications must meet the requirements of this Guideline. Each applicant 18 years of age and older must complete a separate application and pay the application fee, which is non-refundable.

- All adults planning to reside on the property must complete the application
- Application fees are to be paid in cash or money order – no exceptions
- Applications are processed in the order received
- Additional applications will continue to be accepted until the approved applicant has signed the lease and paid the security deposit
- As a representative of the property owner, we must act in their best interests and will choose the best application if more than one has applied
- Processing will normally take 3 to 5 business days; however it can take longer if a complication arises such as difficulties contacting your past landlords or other references.
- All information on application is subject to verification.
- Applications will be denied if falsified
- Guideline requirements may be waived at the discretion of the property owner.
- Atlantic Rental Management, LLC bases its decision to accept an applicant on credit, previous landlord information, employment and income. For example, if you have excellent credit but you receive a negative reference from a previous landlord, we will look at the other items such as employment to assist us make a decision.

Qualifications

- Occupancy History-** Atlantic Rental Management, LLC verifies at least 2 years of rental/ownership history. A positive record of on time payments, lease/mortgage fulfillment, as well as no violations or damages
- Credit History-** Applicants must have an acceptable credit score of 500 with no judgments, collections, or charges off accounts within the past 12 months. Credit history should positively reflect the applicant's ability and willingness to make payments as required by the lease. Exceptions may be allowed for medical bills and student loans
- Employment-** You must provide us with your most recent paystub(s) to show proof of stable and verifiable current employment/income. The amount of the monthly rent must not exceed 35% of the applicant's monthly income. Other acceptable forms of income verification may include: a letter from employer on company letterhead, or the most recent W-2 form. For self-employed applicants, certified verification from applicant's accountant (i.e. K1)
- Co-Signer-** In the event that you do not meet any one of the qualifications, an approved co-signer may be accepted, if the owner allows for it. Please refer to the co-signer application for those particular qualifications

Atlantic Rental Management, LLC chooses rental amounts based on current market conditions and instructions from the property owner. By signing below tenant(s) acknowledge reading and understanding the above.

Signature

Date

Signature

Date

APPLICANT AUTHORIZATION AND CONSENT FOR RELEASE OF INFORMATION

This release and authorization acknowledges that **Atlantic Rental Mgmt, LLC** may now, or any time while I am renting, conduct a verification of my current and previous tenant history, current and previous employment, credit history, contact personal references, and to receive any criminal history information pertaining to me which may be in the files of any Federal, State, or Local criminal justice agency, and to verify any other information deemed necessary to fulfill the Tenant requirements. The results of this verification process will be used to determine tenant eligibility under **Atlantic Rental Mgmt, LLC** tenant policies.

I authorize **Background Info USA** and any of its agents, to disclose orally and in writing the results of this verification process to the designated authorized representative **Atlantic Rental Mgmt, LLC**

I have read and understand this release and consent, and I authorize the background verification. I authorize persons, schools, current and former employers, current and former landlords and other organizations and Agencies to provide **Background Info USA** with all information that may be requested. I hereby release all of the persons and agencies providing such information from any and all claims and damages connected with their release of any requested information. I agree that any copy of this document is as valid as the original.

Applicant Signature

Print Name Clearly

Applicant (Spouse) Signature

Print Name Clearly

Date