

LAB Investment Company, Inc.
Rental Information and Application Packet Information

LAB Investment Company, Inc., and Professional Services will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.

1. A separate application is required for each applicant over the age of eighteen (excluding dependent children). This guarantees our compliance with Federal, State and local Fair Housing laws.
2. This information requested on our application provides the basis for selection of the best neighbors for all our residents. Please fill in all spaces and answer all questions as fully as possible (more information is better than less). **Incomplete applications will not be processed.**
3. Applicants are **not** accepted on a “first-come, first-served”, basis, but on a best qualified basis.
4. LAB Investment company, Inc. and Professional Services will pull a credit report (including eviction, bankruptcy, and criminal reports) on every applicant and we will contact your current and past landlords, as well as your current and past employers.
5. If you have credit problems, let us know in advance. A letter of explanation *may* help to qualify you.
6. Copies of pay stubs may be required to verify income. If you are self-employed, you will be required to verify your income with copies of tax returns, 1099’s, and/or other relevant data.
7. Every application must be accompanied by a \$20.00 application fee.
8. Make checks or money orders payable to Professional Services.
9. Any false statements or deliberate misrepresentation of facts will automatically disqualify the application.
10. Illegal aliens will be automatically disqualified.
11. If you are accepted for Tenancy, a payment in the amount of twice the first month’s rent (in cash or cashier’s check) is due when the contract is signed. If you have pets and they are accepted, there is additional “pet rent” of \$25.00 per month per pet.

I acknowledge that I have read this form, understand its meaning, and agree to be bound by it in its entirety.

Applicant's Signature Date

Applicant's Signature Date

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Rental Application



ADDRESS OF RENTAL PROPERTY: _____

How did you hear about this property? _____

PLEASE NOTE: A separate application is required for each applicant over the age of 18 (excluding dependent children) who will reside at the property. This is to guarantee compliance with the state and Federal Fair Housing Acts.

THE FOLLOWING TWO OPTIONS* ARE MADE AVAILABLE TO ALL APPLICANTS:

First Option: Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property.

Second Option: Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.

**Note: All applicants desiring to live together must choose the same option*

I elect the first option. I elect the second option.

Length of Desired Occupancy? _____
Desired move-in date? _____

PLEASE NOTE: APPLICANTS WILL NOT BE ACCEPTED ON "A FIRST-COME, FIRST-SERVED BASIS." LANDLORD WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Please Print or Type

Applicant's full legal Name _____ Soc Sec # _____
Other name(s) used within the last 3 years _____ Have you applied for residency with us before _____
Home phone # _____ Work phone # _____ Cell phone # _____
Email Address _____ Length of desired occupancy? _____
What is the best way for us to contact you regarding this application? _____

List Your Last Four Years Residence History & At Least Your Last Two Addresses

Current Address _____ City _____ State _____ Zip _____
Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____
How long at present address? _____ Occupancy dates _____ Monthly rent or Mortgage _____
Landlord or Mortgage Company _____ Phone # _____
Loan # (if applicable) _____ Why are you moving? _____

Former address _____ City _____ State _____ Zip _____
Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____
How long at former address? _____ Occupancy dates _____ Why moved? _____
Former Landlord's Name _____ Phone # _____

Former address _____ City _____ State _____ Zip _____
Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____
How long at former address? _____ Occupancy dates _____ Why moved _____
Former Landlord's name _____ Phone # _____

Former address _____ City _____ State _____ Zip _____
Type of property? (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____
How long at former address? _____ Occupancy dates _____ Why moved _____
Former Landlord's name _____ Phone # _____

List Your Employment History For The Last Four Years (Please include titles or military ranks, etc. Note- you may be asked to substantiate your income with tax returns and/or documentation if self employed.)

Current Employer _____ Dates: _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay \$ _____
 Mo take-home _____ Superior's name & position _____ Phone # _____
 List any additional monthly income (child support, SS, etc.) _____

Former Employer _____ Dates: _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay \$ _____
 Mo take-home _____ Superior's name & position _____ Phone # _____

Former Employer _____ Dates: _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay \$ _____
 Mo take-home _____ Superior's name & position _____ Phone # _____

List Nearest Relatives (for Emergency Contact and/or Reference)

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Relationship</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____

List All Vehicles Owned

<u>Vehicle</u>	<u>Drivers License #</u>	<u>State</u>
<u>Make/Model/Year</u>	<u>License No./State</u>	
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

List All Pets Which You Desire To Have Live On The Premises

<u>Pet's Name</u>	<u>Type/Breed/Size</u>	<u>Sex/Neutered/Spayed</u>	<u>Indoor/Outdoor</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____

List Bank Accounts

<u>Bank Name</u>	<u>Account#</u>	<u>Checking/Savings</u>	<u>Balance</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____

Credit References – Credit cards & Loans

<u>Name</u>	<u>Account #</u>	<u>Purpose</u>	<u>\$ Limit</u>	<u>Balance</u>	<u>Mo Payment</u>
1. _____	_____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____	_____

List Two Personal References (Not Related to you)

<u>Name</u>	<u>Address</u>	<u>City/State/Zip</u>	<u>Phone #</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____

If approved, the following people will be living with me in this house:

Name & Date of Birth _____

Personal skills: Plumbing Carpentry Painting Electrical Mechanical
Other _____

Tools you own: Tool Box Mower Yard tools Snow shovel Hoses/Sprinklers

1. Have you ever been evicted or asked to move from any tenancy? *(If yes, please explain below)* Yes No
2. Have you ever broken a rental agreement or lease? *(If yes, please explain)* Yes No
3. Have you ever willfully and intentionally refused to pay rent when due? Yes No
4. Do you know of anything which may interrupt your income or ability to pay rent? Yes No
5. Rent is due in advance on the last business day of each month. Are you able to fulfill this requirement? Yes No
6. Have you ever filed a petition of bankruptcy? *(If yes, please explain below noting when and where. If the bankruptcy was discharged, please give the date of the discharge)* Yes No
7. Have you or anyone in your household ever been convicted of a felony or misdemeanor? *(If yes, please explain below)* Yes No
8. Are you obligated to pay child support or alimony? *(If yes, how much?)* _____ Yes No
9. Do you plan to conduct any commercial business from the residence? *(If yes, please explain below)* Yes No

List any additional information you think will help us process your application. *(attach additional information if necessary)*

Applicant agrees to pay an application fee of \$20.00 to Professional Services for the processing of this application. If mailing or dropping off application, be sure to include check or money order for application fee payable to Professional Services. **Applicant will not receive copies of any credit reports obtained.**

Applicant agrees that, if for any reason, he/she becomes delinquent in rents or other charges, Landlord is hereby authorized to charge applicant's Master Charge or Visa Account to collect those delinquent payments. Applicant also agrees that all credit information maintained by Landlord may be given to any credit reporting service and that the Landlord will be held harmless. Applicant certifies that the information given in this application is true and correct. **Applicant understands that any false or statements or deliberate misrepresentation of facts will automatically disqualify this application and cause any subsequent rental contract to be null and void and of no effect.**

AUTHORIZATION: I do hereby authorize a review and full disclosure of all records, or any part thereof, concerning myself by/to any authorized personnel of LAB Investment Company, Inc., its successors and/or assigns. The intention of this authorization is to provide information which will be utilized in connection with a rental application, current lease, former lease, lease renewal and/or collection of funds due LAB Investment Company, Inc., its successors and/or assigns.

I hereby authorize current and past Landlords, current and past employers, financial institutions, personal references, Courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorney's fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through Lab Investment Company, Inc., its successors and/or assigns. A copy of this authorization may be accepted as an original.

Applicant's Signature

Date of Birth