

Rental Application - Lakes Area Home Buyers, Inc. 651-271-1547
Mail to P.O. Box 8043, St. Paul, MN 55108 * FAX: 651-204-1863



Today's date: _____
Property address: _____
Desired Move in Date: _____

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.

NOTE: APPLICANTS WILL NOT BE APPROVED 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, AGE, HANDICAP, SEXUAL PREFERENCE, ANCESTRY, OR UNFAVORABLE MILITARY DISCHARGE. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Please Print Clearly

Applicant's full legal name _____ Soc Sec # _____
How did you find out about us? Sign : craigslist: , Friend : RentClicks.com Other _____
Have you applied for residency with us before? _____ e-mail: _____
Home Phone # _____ Work # _____ Cell # _____
Drivers Lic # and state _____ Preferred Contact Method: _____

Total upfront investment? \$ _____ Rental price range: \$ _____

Please note: **For all homes**, residents are responsible for minor maintenance and repairs on the property.

Are you able to handle all the minor maintenance/upkeep in the property? yes _____no _____ Check the following items that you own:

Tool Box Mower Grass trimmer Snow shovel Hoses/Sprinklers Vacuum Cleaner Plunger

Other _____ Appliances (if so, which ones) _____

Check all professional level skills possessed:

Electrical Painting Plumbing Roofing Appliance repair Air conditioning Heating Carpentry

1. Yes No Do you own any real estate? If yes, what and where _____

2. Yes No Do you have renters insurance?

3. Yes No Do you have any water filled furniture?

4. Yes No Have you ever been evicted from any tenancy?

5. Yes No Have you ever willfully and intentionally refused to pay rent when due?

6. Yes No Do you know of anything which may interrupt your income or ability to pay rent?

If yes, explain: _____

7. Yes No Rent is due in advance on the first business day of each month. Are you able to fulfill this requirement?

8. Yes No Have you ever filed a petition of bankruptcy? If yes, when & where? _____

9. Yes No Have you or anyone in your household ever been convicted of a felony or misdemeanor?

If yes, explain: _____

10. Yes No Are you obligated to pay child support, alimony or separate maintenance?

If yes, how much? _____

11. Yes No Do you plan to conduct any commercial business from the residence?

If yes, explain: _____

12. Yes No Do you currently have utilities in your name?

13. Yes No Do you currently have phone service in your name?

14. Yes No Is there anything to prevent you from placing utilities or phone in your name?

15. Yes No Do you smoke?

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 _____ Why moving _____
 Landlord or Mortgage Lender's name _____ Phone # _____
 Current monthly rent or mortgage payment? _____ Loan # _____
 How many pets do you have? _____ Type? _____ Is your rent current? _____

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 _____
 Landlord or Mortgage Lender's name _____ Phone # _____
 Monthly payment? _____ Number of late payments? _____ Was your full security returned? _____

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 _____
 Landlord or Mortgage Lender's name _____ Phone # _____
 Monthly payment? _____ Number of late payments? _____ Was your full security returned? _____

List Your Employment History For The Last Three Years

Full time _____ Part Time (less than 32 hours) _____ Student _____ Retired _____ Self-employed _____
Current Employer _____ How Long? _____ Phone # _____
 Address _____ City _____ State _____ Zip _____
 Position / Job description _____ Monthly gross pay \$ _____
 Mo take-home _____ Superior's name & position _____ Phone # _____

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

Additional Income (optional)

If there are additional, verifiable sources of income you would like considered, please list income source (e.g., self employment, social security, benefit payments), and requested information below regarding each source. Applicant may be required to produce additional documentation or provide and sign release statements. Child support, alimony, or separate maintenance need NOT be disclosed unless you desire this additional income to be considered for qualification.

Additional source: _____ Amount: \$ _____ Per: _____
 Contact Person: _____ Phone: _____ How long have you been receiving income from this source? _____
 How long do you expect this income to continue? _____

Additional source: _____ Amount: \$ _____ Per: _____
 Contact Person: _____ Phone: _____ How long have you been receiving income from this source? _____
 How long do you expect this income to continue? _____

Is there any reason any of these sources could stop? _____

Additional Income/ Emergency Sources

In the event of some emergency that would prevent you from paying rent when due, is there a relative, person, or agency that could assist you with rent payments?

1st Emergency contact _____ Relationship _____

Address _____

Phone _____ 2nd Phone _____

2nd Emergency contact _____ Relationship _____

Address _____

Phone _____ 2nd Phone _____

Do you currently have a savings account, line of credit, or charge card sufficient to cover one month's rent? _____

If accepted, the following persons will be living with me, (either full or part time)

<u>Name</u>	<u>Occupation</u>	<u>Relationship</u>

List All Vehicles Owned

<u>Vehicle</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 (full or part time)

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

List Bank Accounts

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

Credit References - Loans & Credit Cards

What are your approximate total monthly payments? _____

<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

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

List Two Professional References (i.e lawyers, bankers, etc)

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

Please add any additional information you think will help us evaluate your application. Attach additional information if necessary.

Thank You! for completing an application with us. Please sign below. Note that a completed application requires submission of the following:

_____ Photocopy of Driver’s license or other state picture ID card.

_____ If self employed, most current Schedule C tax return and verification of current income.

NON-BROKERAGE DISCLOSURE AND SCREENING POLICY

Lakes Area Home Buyers, Inc. discloses that applicants will NOT be accepted on a “first come, first served” basis, and that Lakes Area Home Buyers, Inc. will screen applicants based on their qualifications and the Company’s needs. The Company’s screening criteria, as set forth in the Company’s Policy Manual, is available for inspection by appointment.

APPLICANT’S WARRANTIES

This application does not obligate the Landlord to execute a lease or deliver possession of a rental unit. Applicant understands that this application is subject to Landlord’s approval based primarily upon the above information provided, which information is certified true and correct. If any false statements are made, there will be sufficient grounds for termination and eviction. **APPLICANT AGREES TO PAY AN APPLICATION FEE OF \$25.**

Applicant authorizes Landlord to procure an investigative consumer report from a national credit bureau, completing a criminal background check and court records check, investigating my mode of living, obtaining other information concerning statements about me made herein, and answering any questions about Landlord’s experience with me now or in the future. Applicant also authorizes present and past Landlords and Employers, Banks, Credit References, Personal References, and any other person to release information regarding applicant’s credit, rental, employment and/or criminal histories. A copy of this authorization may be accepted as an original. I understand the Landlord cooperates with the Oak Park Regional Housing Center, and by signing below I give permission to release my name and demographic information to them

APPLICANT NAME _____ Date _____

APPLICANT SIGNATURE _____ Date of Birth _____
(needed to pull credit report)