



LEASE APPLICATION



It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

For fastest application processing: Hand deliver application and \$50 cash per applicant call for delivery location

APPLICATION for occupancy of _____ **Application submitted to:** _____

Agent, Property Manager or its owner(s) deliver to _____

P.O. Box 576, Springboro, Ohio 45066. Phone (937) 361-9599 email: Homes@RaheTeam.com.. Non-refundable fee must be paid before this form is processed of \$50 per person over the age of 18 who will occupy this residence. Each resident signs their own lease application. Higher fees apply if paying online. www.DaytonRentalHomes.com

So we can quickly respond print clearly:

Your full name: _____

Cell phone to call you for acceptance of questions: _____

Email address: _____

How many years do you wish to lease this house? _____ Are you military _____ civilian _____ WPAFB contractor _____

Are you a US citizen? _____ Green Card? _____ Other authorized documentation: _____

If you are not a US Citizen your employer must vouch for the lease provide Employer contact:

Name _____ phone _____ company _____

If Military your Commanding Officer Name: _____

Commander's phone : _____ email: _____

By submitting this application, I authorize the investigation of related facts and the exchange of reports regarding this application with credit reporting agencies and others. If requested, I will be told the name and address of agencies being used. Investigation can take up to 5 full working WEEK days - following receipt of application.

INSTRUCTIONS: A response is required for each blank. Use N/A if not applicable. All residents 18 years of age, or older, must complete a separate application. Please print except for signature. Use full names and initials. If currently living with relatives then use their address as present address. Any statements or information that is false will immediately terminate lease or application. You will automatically lose any application fees, deposits or rents paid.

FILL OUT ENTIRE APPLICATION TO BE CONSIDERED.

Please submit:

- Pay stubs from last 3 months
- Proof of any child support, SSI, SSD, or other forms of income
- Copy of current driver license
- Good phone numbers for past 3 landlords
- Good phone number for current employer(s)

APPLICANT GENERAL INFORMATION:

Your full name: _____ Birth date: _____ SS # _____

List all your former names, in full, including Initials used and dates used:

Your Email: _____ (Your email information is NOT shared)

Your Phone Numbers: Mobil: _____ Work: _____ Home: _____

DRIVERS LICENSES: State issued _____ License Number _____ Exp: _____

Please present your driver's licenses so we can take a cell phone scan with your application.

TOTAL ANNUAL INCOME Last year: \$ _____

CURRENT JOB INCOME \$ _____ (Weekly / Monthly / Annual) _____

INCOME - OTHER THAN WORK \$ _____ (Weekly / Monthly / Annual) - SOURCES: _____

How long do you plan to stay at this property? _____

Do you plan to buy a home? No Yes, When: _____

Check applicable boxes. For any "Yes" answer, specify the date and provide additional details on the back of this page.

Have you ever been sued for bills? No Yes, Date: _____

Have you had a lawsuit against you, ever? No Yes, Date: _____

Have you ever filed for bankruptcy? No Yes, Date: _____

Are you planning on filing for bankruptcy? No Yes, Date: _____

Have you ever been charged with a felony? No Yes, Date: _____

Have you ever changed your name? No Yes, Date: _____

Did you do a debt consolidation loan? No Yes, Date: _____

Have you ever willfully refused to pay rent when due? No Yes, Date: _____

Have you ever been convicted for dealing or manufacturing illegal drugs? No Yes, Date: _____

Have you ever been served an eviction notice or been asked to vacate a property? No Yes, Date: _____

Name of your attorney _____ Attorney's Phone number: _____

MARITAL INFORMATION:

MARITAL STATUS Single / Married (date) _____ / Divorced (date) _____ / Separated (date) _____

Current Spouse's Name (first middle & maiden name if wife) _____

Former Spouse's Name (first middle last) _____

Former Spouse's current Phone _____ current email: _____

Former Spouses' complete address: _____ City _____

State _____ Zip Code: _____ County: _____

RENTAL HISTORY:

If currently living with relatives then use their address as present address.

YOUR PRESENT ADDRESS: _____ CITY: _____ STATE: ____ ZIP: _____

Current Monthly Rent: \$ _____ Is present rent up to date? Yes No

Number of bedrooms rented _____ Reason for leaving current rental: _____

Have you given notice? Yes No Have you been asked to leave? Yes No

CURRENT LANDLORD: NAME: _____ ADDR: _____

LANDLORD CITY: _____ STATE: ____ ZIP: _____ LANDLORD'S PHONE NO: _____

Do you pay the following where you currently live - check No or Yes for each:

Gas: No Yes **Electric:** No Yes **Water:** No Yes **Lawn cutting:** No Yes
Landscape: No Yes **Trash:** No Yes

Name and address utilities are in (gas / electric / water): _____

Address: _____ City _____ State ____ Zip _____

PAST ADDRESS: _____ CITY: _____ STATE: ____ ZIP: _____

PAST LANDLORD: _____ ADDR: _____ CITY: _____ STATE: ____ ZIP: _____

Monthly Rent \$ _____ From: _____ To: _____ LANDLORD'S PHONE NUMBER: _____

Why did you leave this address? _____

PAST ADDRESS: _____ CITY: _____ STATE: ____ ZIP: _____

PAST LANDLORD: _____ ADDR: _____ CITY: _____ STATE: ____ ZIP: _____

Monthly Rent \$ _____ From: _____ To: _____ LANDLORD'S PHONE NUMBER: _____

Why did you leave this address? _____

.....
OCCUPANTS how many people will occupy this property, rather part time or full time? _____

Names & Birthdates of all people who will be residing in this property:

- 1. _____ BIRTHDATE _____
- 2. _____ BIRTHDATE _____
- 3. _____ BIRTHDATE _____
- 4. _____ BIRTHDATE _____
- 5. _____ BIRTHDATE _____
- 6. _____ BIRTHDATE _____

Does any occupant smoke? No Yes **NOTE: this is classified as a NON-SMOKING PROPERTY**

.....
AUTOMOBILES:

#1 Model/Color _____ State _____ License Plate #1 _____

Lien Holder _____ City & State _____

#2 Model/Color _____ State _____ License Plate #2 _____

Lien Holder _____ City & State _____



APPLICATION STATUS CONTACT INFORMATION:

Where do you prefer we contact you to communicate status concerning your application?

Cell number: _____ home number: _____ office number: _____

Email: _____

Spouse or partner name: _____ Partner cell number: _____

EMPLOYMENT:

Your current employer: _____ Address: _____

City State and Zip: _____

Supervisor's Name _____ Supervisor's Phone number _____

Work hour's _____ How long have you been with this employer? _____

What is your continued employment probability with this employer? _____



Previous employer: _____ Address: _____

City State and Zip _____

Supervisor's Name: _____ Supervisor's Phone number _____



Previous employer: _____ Address: _____

City State and Zip _____

Supervisor's Name: _____ Supervisor's Phone number _____

APPLICANT'S REFERENCES:

A sibling in OHIO _____ Relation _____

Home Phone _____ Work Phone: _____

Address _____

Other Relative Name _____ Relation _____

Home Phone _____ Work Phone: _____

Address _____

Friend in OHIO: _____ Relation: _____

Phone: _____ email address: _____

Address: _____

Other Non-Relative Name _____ Relation _____

Phone: _____ email address: _____

Address: _____

Your Mother's Maiden Name: _____ Spouse's Mother's Maiden Name _____

Who to notify for emergency: Name _____ Phone: _____ Relation _____

Your Doctors name: _____ Phone _____

FEES:

It is understood that a rental application fee of \$50.00 is collected to pay for the investigation and that this fee is NOT refundable. Application form is not considered submitted until \$50.00 application fee is received.

If approved, landlord will collect a separate security deposit. Security deposit is held until tenant vacates property and all rental agreement conditions have been met.

Once you have been approved and paid your security deposit, first month's rent must be paid before move in can start. If you decide not to take the property for any reason once lease agreement is signed, there are no refunds for the above fees. You may also be subject to damages such as loss of rents and expense to re-rent said property.

PETS:

Do you have pets No Yes If yes, give details on the back (number, type and size).

NOTE: Pets are only permitted if pre-approved in writing by the landlord/property manager or its owner via a signed pet rider and all necessary pet fees have been paid - **NO exceptions.**

If you decide to get a pet after you have moved in YOU MUST obtain pre-approval from the landlord/property manager or owner before bringing pet onto property. Pre-approval must be in writing with signed paper work and pet fees must be prepaid.

If you are found to harbor pets or pet sitting without formal pre-approval in writing, you are considered to have a pet on the property without permission which is grounds for immediate eviction and loss of Security Deposit. **No vicious breeds of dogs are ever allowed on this property**

.....

To Whom It May Concern

UNDERSIGNED APPLICANTS AUTHORIZE ANY PERSON OR FIRM TO RELEASE INFORMATION CONCERNING THEIR CREDIT AND PAYMENT HISTORY UPON PRESENTATION OF THIS FORM OR A PHOTO COPY OF THIS FORM, AT ANY TIME.

I hereby authorize Dayton Rental Homes – Rahe Team or their agents, owners or representatives to obtain information concerning my past, current and future credit, rental and employment history, and to answer any questions in the future. I hereby authorize any of the following sources, including but not limited to (1) credit reporting agencies (2) public or privately owned utility companies (3) government housing (4) current and past landlords, employers or creditors to release any said information to the above named party.

I hereby authorize release of any of the above sources, their officers, agents or employees from any liability for damages of any kind whatsoever, either caused by negligence or not, which may at any time result in a decision not to rent this property now or in the future by reason of compliance with the above-mentioned inquiry, which may include the answering of specific questions and the giving of information concerning my (applicant and co-applicants) present or past record.

Additionally, I give the above party and their agent/owner/lender permission to copy and submit this form as needed for the purpose of processing my rental application, lease, lease option or rent to own and to continue to get information for credit collections when occupying property in the future.

Applicant

Date signed

Applicants date of birth

Applicants social security

Print Your Full Name Here and all names you have used in the past, married alias etc:

www.DaytonRentalHomes.com



Authorization for Release of Information

Purpose: Dayton Rental Homes – Rahe Team will use this authorization and the information obtained with it to administer and enforce rules and policies related to the rental property owned and/or managed by the above-named organization.

Authorization: I authorize the above-named organization and its manager/employees or owner to obtain information about me or my family that is pertinent to the rental of property, periodic reviews during the term of the lease, and subsequent to the term, if collection efforts are required for any monies owed pertaining to the rent of this property.

Information collected and covered-inquiries may include but are not limited to:

- Handicapped assistance expenses
- Medical expenses
- Child care expenses
- Criminal activity
- Credit history
- Social security numbers
- Residences and rental history
- Identity and marital status
- Family composition
- Employment/income/pensions/assets
- Federal/state/tribal/local benefits

Computer Matching Notice & Consent: I agree that the above-named organization may conduct computer matching programs with other governmental agencies including Federal, State, Tribal or any local agencies.

Government agencies include but are not limited to: Police departments, FBI, US Post office personnel management, US Social Security Agencies, State Welfare and Food Stamp agencies and Department of Defense. The match will be used to verify information supplied by the family.

Conditions: I agree that photocopies of this authorization may be used for the purposes as stated above. If I do not sign this authorization, I understand I may be denied occupancy of rental property owned and/or managed by Dayton Rental Homes – Rahe Team or their authorized agents.

Applicant



Date signed