

Becklee Real Estate, LLC
2508 Avent Ferry Road
Raleigh, NC 27606
(919) 852-0202
(919) 835-2250 (fax)
www.beckleerealestate.com

RENTAL APPLICATION

The undersigned hereby makes application to rent the property located at

Beginning on , _____ , for a term of _____ months at a monthly rental of \$ _____

Shown to applicant by: _____
of Becklee Real Estate, LLC. (919) 852-0202

Personal Information

Full Name _____ Date of Birth _____

Social Security # _____

Current Address: _____

City _____ State _____ Zip code _____ County _____

**** If you are here from another country on a student or work visa and don't yet have a Social Security Number please provide copies of : Your Passport, Letter of Acceptance from the University or Employer, I-20 Forms, or any other forms that will be helpful for consideration.**

Telephone Numbers: Home () _____ Work () _____

Email _____ Cell Number () _____

Driver's License Number _____ State _____

Month and year it will expire _____

Are you co-signing, or is this application for you personally? _____

If this application is for occupant, do you have a co-signer? If so, list co-signers name and attach application and fee for your co-signer: _____

Number of Dependents _____

Names and ages of dependents _____

Other occupants and their relationship

Pets to reside in home: Cat – Number ____ Declawed – Yes ____ No ____ Fixed – Yes ____ No ____
Male/Female Age ____

Dog – Number ____ Fixed – Yes ____ No ____ Weight ____ Breed _____ Male/Female Age ____

Other (fish, bird, etc. please list) _____

Unless otherwise agreed there is a \$250.00 per pet non-refundable pet fee upon acceptance of pets.

Do you have any boats, RV's, trailers, or anything of that nature? _____ If so, please check with us about parking, if it's needed, prior to applying.

Have you ever: Filed for bankruptcy? ____ Yes ____ No

Been evicted from tenancy? ____ Yes ____ No

Willfully or intentionally refused to pay rent when due? ____ Yes ____ No

Residence History (for past 5 years beginning with the most current)

**WE MUST HAVE THE FOLLOWING INFO TO PROCESS YOUR APPLICATION –
PLEASE USE THE BACK FOR MORE ROOM – :**

Month and year moved in current address: _____ Moved out _____

Reason for leaving _____

Owner or agent _____ Telephone () _____

Owner or agent e-mail address _____

Monthly Rent _____ Are you under lease? _____

Expiration date of lease _____

Have you given proper notice as required by your lease to vacate? _____ If no, explain

Are you currently a homeowner ____ Yes ____ No

Previous Address (include city, state and ZIP CODE & COUNTY):

Month and year moved in _____ Moved out _____ Rent Amount _____

Reason for leaving _____

Owner or agent _____ Telephone () _____

**Use back of page if you need more space to go back 5 years and give same information.*

Employment Information

If self-employed, please provide documentation of income according to qualifications.

Applicant status: Employed Full-time ____ Part-time ____ Student ____ Retired
____ Unemployed ____

Employer _____

Date(s) employed _____ Position _____

Supervisor _____ Supervisor Telephone number () _____

Business address (Include city, state and zip) _____

Salary \$ _____ per _____

Previous employer or school _____

Emergency Notification

In case of emergency, notify* _____

Relationship _____

Street Address _____ City _____

State _____ Zip _____

Work Telephone () _____ Home Telephone () _____

* Name of someone other than an intended occupant of the premises.

I hereby authorize "Agent" to whom this application is made, any credit bureau or other investigative agency employed by "Agent", to investigate the references herein listed or statements or other data obtained from me or from any other person pertaining to my credit, financial responsibility and qualifications as a lessee. I hereby release all parties from all liability for any damage that may result from furnishing this information to "Agent". I hereby acknowledge that the above information is correct to the best of my knowledge.

I understand that in the process of verifying information on my rental offer, "Agent" will be contacting my current and past landlord/mortgage holder and employers. I grant permission for this and also give permission for "Agent" to secure a credit report on me from a national reporting agency.

I understand that my application fee of \$40.00 for individual, \$50 for married couple or applicant with co-signer (total for processing applicant AND their co-signer), \$60 for married couple with co-signer, is non-refundable. I understand and agree that "Agent" will collect from me in a separate check equivalent to a full month's rent as a security deposit prior to processing my offer. This money is given to validate my intention to rent the property upon approval of my offer. I understand that the earnest money given may be immediately deposited into "Agent's" Trust Account, or may be held until acceptance.

Once your offer information is processed, we contact the owner of the property to present your application. Please allow sufficient time for the owner of the property to address your application. If your application is denied, a check will be issued to you to refund your deposit money. Upon approval of your application, a lease will be drafted and arrangements for obtaining signatures made.

The property is available for the advertised lease term. If you request a lease term other than that advertised, the Landlord may request additional rent or may deny your offer. THE LANDLORD HAS THE FINAL DECISION FOR APPLICATION APPROVAL although we suggest the qualifications on our website, Landlords may choose to use their own qualifications. Once you receive the Lease Package, it must be returned to us within 48 hours or Becklee Real Estate, LLC has the right to cancel reservation and refund deposit monies.

The property condition of the rental is "as is" unless you specify work you want to be done as a part of your rental offer. Please indicate to the agent, and on this form, any items that need to be addressed with your application.

1. _____
2. _____
3. _____
4. _____

All utilities are the responsibility of the tenant unless otherwise specified. Utility service in your name for the rental must commence no later than your lease start date otherwise you will be billed for the utilities as well as administrative fees for the billing. If you have questions concerning utility service, please ask "Agent". Utility companies may require deposits. Pets may be permitted at the property on a conditional basis. Pets will be considered case by case with the owner's approval.

All rental moneys, including pet fees, must be paid on or before the start of your lease date, regardless of whether you take possession at that time.

Standard items "Agent" includes in the Residential Rental Agreement are as follows:

1. Lawn maintenance is the responsibility of the tenant unless otherwise specified.
2. The tenant will allow showings of the property, with notification, no later than 60 days prior to the end of the tenant's occupancy.
3. Rentals beginning other than the first day of the month may be prorated on a daily basis. All pro-rations are based on a 30 day calendar month.

All other terms of the Rental Agreement apply, including that the tenant is liable for the full rental term specified in the lease. If the tenant breaches the contract, the tenant is liable for: 1) Any unpaid rents and any future lost rental moneys due to vacancy; 2) Any costs/fees incurred by the Landlord to re-let the property due to Tenant's breach, including any fees to agencies used for assistance in re-letting the property; and 3) Any costs necessary to clean/repair property to its original condition.

The Residential Rental Agreement requires that tenants maintain renter's insurance. The owner may require proof of insurance.

The tenant is not permitted to assign the lease to another party or sublet the property in whole or part.

Agent may hold your security deposit in an interest-bearing trust account. Interest will belong to Agent. It is understood "Agent" is the agent of the Landlord.

I acknowledge and agree that verbal negotiations are binding and enforceable.

Becklee Real Estate, LLC abides by the Fair Housing Laws of the State of North Carolina.

4. If check for application fee or deposit are returned all future payments must be made with certified funds or money orders.

If you have any questions concerning the application and rental process, please contact our office at 919-852-0202.

** Multiple applications are subject to be submitted at one time. All applications will be processed and presented to the Landlord. There is a chance application will be received at the same time as another, and although applicant qualifies, the other applicant may be accepted. In the event this happens, deposit will be refunded, but not the application fee.

** Once approved we will contact you to make arrangements to sign the lease agreement. The lease agreement must be signed and returned to us within 48 hours (can be via e-mail or fax) to secure the rental.

I have read and understand the provisions provided as stated above.

_____ (Applicant Signature)

_____ (Date)

**** One Form per person must be filled out.**

Receipt of Funds

Deposit Received \$ _____ CK _____

Non-refundable processing fee received \$ _____ CK _____

Received by _____ Date _____

****Please make separate checks for the deposit and the processing fee both made payable to Becklee Real Estate, LLC.**

