

Becklee Real Estate, LLC
PO Box 37840
Raleigh, NC 27627
(919) 852-0202
(919) 852-0717 (fax)
www.beckleerealestate.com

RENTAL OFFER

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 Including Zip Code:

**** 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.**

Spouse Name,DOB,Social Security #: _____

Telephone Numbers: Home () _____ Work () _____

Spouse Work () _____ Cell () _____

Fax () _____ Email _____

Number of Dependents _____

Names and ages of dependents _____

Other occupants and their relationship _____

- Pets 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 liist) _____

Driver's License Number _____ State _____

Month and year it will expire _____

Your vehicle make/model _____ Year _____

Tag Number _____ State _____

Second vehicle make/model _____ Year _____

Tag Number _____ State _____

Other vehicles to be parked at the property _____

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)

Current Address include city, state and ZIP CODE:

Month and year moved in _____ Moved out _____

Reason for leaving _____

Owner or agent _____ Telephone () _____

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):

Month and year moved in _____ Moved out _____

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.

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

Employer _____

Date(s) employed _____ Position _____

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.

This offer hereby constitutes my offer to the owner of the above-described premises (hereinafter "premises"), through owner's agent Becklee Real Estate, LLC, hereinafter referred to as "Agent," to lease the premises for the term and upon the conditions set forth in this offer. In addition to the non-refundable **offer fee of \$ _____**, **I herby tender \$ _____** as earnest money to be refunded to me if this offer is not accepted by the owner of the above-described premises. However, I agree that the owner shall apply the earnest money to the first month's rent upon acceptance of this offer. Before I am given possession of the premises, I agree to execute a lease agreement for the premises and pay the security deposit as determined by the owner.

I acknowledge and agree that the above-described earnest money is freely given to owner and/or owner's agent in consideration of the owner's act of removing the premises from the real estate market in reliance on this offer to lease.

Therefore, I agree that if I fail or refuse, for any reason whatsoever, 1) to execute a lease agreement for the premises AND 2) to pay the required security deposit within seventy-two (72) hours after owner has accepted this offer and owner or owner's agent has notified me of owner's acceptance of this offer, I understand and agree that owner will retain the full amount of the earnest money as liquidated damages, which I freely acknowledge is not a penalty, but rather a reasonable expectation of damages which owner may incur as a result of temporarily removing the premises from the real estate market and attempting to find another party to lease the premises.

Notwithstanding the preceding terms of my offer, I acknowledge and agree that owner and/or owner's agent may terminate this agreement without liability of any kind after owner's acceptance in the event that my offer is not approved due to negative information either contained in my credit report(s) and/or discovered after consulting with rental references.

In said event, I have the right to demand and secure the return of the earnest money from owner or owner's agent.

Otherwise, the remaining terms of my offer shall control upon acceptance of offer by owner and owner's agent.

I hereby authorize "Agent" to whom this offer 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 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 rental offer processing fee of \$35.00/individual and/or \$40/joint is non-refundable. I understand and agree that "Agent" will collect from me the equivalent of half a month's full rent as a earnest money prior to processing my offer. This earnest money is given to validate my intention to rent the property upon approval of my offer. I understand that the earnest money given

shall be immediately deposited into "Agent's" Trust Account.

Once your offer information is processed, we contact the owner of the property to present your rental offer. Please allow sufficient time for the owner of the property to address your offer. If your offer is denied, a check will be issued to you to refund your earnest money check within two days of check clearance. Upon approval of your offer, 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 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 offer.

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. 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. There may be a non-refundable pet fee and/or additional deposit required for any pets permitted with the lease.

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 for single family homes.

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.

Landlord may hold your security deposit in an interest-bearing trust account. Interest to accrue to the Landlord, or as the Landlord directs.

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.

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

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

_____ (Applicant Signature)

_____ (Date)

_____ (Co-Applicant Signature) ** attach application

_____ (Date) Print Name _____

_____ (Co-Applicant Signature)**attach application

_____ (Date) Print Name _____

**** One Offer per person must be filled out. All applicants may sign the offer and attach supplemental applications in lieu of completing the entire offer for each person.**

Receipt of Funds

Earnest money received \$_____ CK_____

Non-refundable processing fee received \$_____ CK_____

Received by_____ Date_____

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

