

King Realty Services, Inc.

Property Managers & Consultants
 6855 Lincoln Rd. Ext., Suite 20, Hattiesburg, MS 39402 Tel: (601)264-5000 Fax: (601)990-9898
 Website: WWW.KINGREALTYSERVICESINC.COM email: KINGREALTY@AOL.COM

RNTLAPP9C.XLS/2013

E H O

APPLICATION FOR RENTAL

NOTE: Please answer all questions in order for your application to be considered.

Applicant's Last Name		First	Middle	Age:	Birth date	Driver's License No. & State Issued	Soc. Sec. No.
<input type="checkbox"/> Single <input type="checkbox"/> Separated <input type="checkbox"/> Divorced <input type="checkbox"/> Married <input type="checkbox"/> Widow(er)		Spouse's Name		Age:	Birth date	Driver's License No. & State Issued	Soc. Sec. No.
Expected Move-In Date:		Other Occupants (#1)		Age	Relationship	(#2) Age Relationship	
Type of unit desired?(Br Bath).		How many persons will occupy the unit you are applying for?			Are there any court judgments pending against you? <input type="checkbox"/> Yes <input type="checkbox"/> No		
What price apartment are you applying for? \$		Years of Education?		Which College are you currently enrolled in?			
Have you or your spouse ever been convicted of a felony? <input type="checkbox"/> Yes <input type="checkbox"/> No				Have you ever filed bankruptcy? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, which year(s)			
Do you have Pet(s) <input type="checkbox"/> Yes <input type="checkbox"/> No How many?		Type & Weight		(Keeping of Pet requires a pet keeping contract, deposit and Mgmt. consent)			
Part I RESIDENCE HISTORY							
Present Address		Apt #	City	State	Zip	How Long?	Phone # e-mail:
Name & Address of Present Landlord or Mortgage Co.						Phone #	Monthly Pmt.
Previous Residence Address			Previous Landlord or Apt. Community			Phone #	How Long?
Have you ever been evicted for past due rent or loud music? <input type="checkbox"/> Yes <input type="checkbox"/> No				Reason for moving here?			
Part II EMPLOYMENT HISTORY & INCOME							
Applicant Employed by		How Long?		Position Held/Occupation		Supervisor's Name	
Address		City	State	Zip	Phone	Salary/Wages \$ per hour \$ per month	
Previous Employment		How Long?		Position Held/Occupation		Supervisor's Name	
Address		City	State	Zip	Phone	Salary/Wages \$ per hour \$ per month	
Spouse Employed By		How Long?		Position Held/Occupation		Supervisor's Name	
Address		City	State	Zip	Phone	Salary/Wages \$ per hour \$ per month	
Spouse's Previous Employment		How Long?		Position Held/Occupation		Supervisor's Name	
Address		City	State	Zip	Phone	Salary/Wages \$ per hour \$ per month	
Other Income: NOTE-Alimony/Child Support receipts need not be listed unless their consideration is desired in support of your application.							
(#1) \$ per month - Source:		(#2) \$ per month - Source:					
Part III CREDIT AND LOAN REFERENCES							
No. of Vehicles you will park on Property?		Do you have any recreational vehicles - vans, boats, motorcycles? If so specify.					
Auto No. 1 - Year, Make, Model :				License No.		State	
Financed Thru				Account No.		Monthly Pmt.	
Auto No. 2 - Year, Make, Model :				License No.		State	
Financed Thru				Account No.		Monthly Pmt.	
Loans & Charge Accounts (including Dept. Stores, Credit Cards, etc.)							
Owed To		Account No.		Address		Zip	Total Debt Monthly Payments
Part IV BANK REFERENCES							
Name of Bank or Savings & Loan		Account No.		Address		City	State Zip
Part V EMERGENCY INFORMATION							
Family Physician		Address		City	State	Zip	Phone #
In case of Emergency, Call		Relationship	Address		City	State	Zip Phone #

Applicant hereby authorizes verification of any and all information set forth on this Application, including release of information by any bank or savings and loan, employer (present and former) and any lender. All such information hereon, and released as authorized above, will be kept confidential. APPLICANT REPRESENTS THAT THE INFORMATION SET FORTH ON THIS APPLICATION IS TRUE AND COMPLETE. Material misrepresentations on this Application will constitute a default under the Lease or Rental Agreement between the parties.

CREDIT CHECK FEE: - Applicant hereby submit the sum of \$ 20.00/person which is nonrefundable payment for a credit check and processing charge, receipt of which is acknowledged by Management. Paid? I

Such sum is neither a rental payment nor a deposit amount. In the event this application is approved or disapproved, this sum will be retained by Management to cover the cost of processing application as furnished by applicant. This application must be signed before it can be processed by management.

GOOD FAITH DEPOSIT: - I hereby deposit \$ _____ with Management as a Good Faith Deposit in connection with this Rental Application. If my application is accepted, I understand this deposit can be applied towards payment of my Security Deposit of \$ _____ when I take possession of this apartment. If for any reason Management decides to decline this application, the Management will refund this Good Faith Deposit to me in full. I understand I may cancel by written notice within 24 hours and receive a full refund of this Good Faith Deposit within 30 days of the cancellation. If I cancel after 24 hours or refuse to occupy the premises on the agreed upon date, I understand this Good Faith Deposit will be held until Management can determine if it has incurred any expenses or rent loss due to my cancellation. These costs will be deducted from this Good Faith Deposit and the balance will be refunded.

Applicant's Signature: _____ Date _____ Spouse's Signature _____ Date _____

NOTE: DETAILS BELOW ONLY TO BE FILLED OUT ONLY AFTER APPLICATION HAVE BEEN APPROVED BY MANAGEMENT.
 RELEASE OF GOOD FAITH DEPOSIT - I authorize Management to release my Good Faith Deposit of \$ _____ on Apartment _____ and apply it towards a Security Deposit of \$ _____

Applicant's Signature: _____ Date _____ Spouse's Signature _____ Date _____

STATEMENT OF RENTAL POLICY

RENTAL/LEASEM12/03

EQUAL HOUSING OPPORTUNITY: King Realty Services, Inc. is an equal housing opportunity provider. This property does not discriminate based on race, color, religion, sex, disability, familial status or national origin.

TOURING OF THE COMMUNITY: All applicants must present a valid driver license or other legal photo I.D. in order to tour the community.

AVAILABILITY: Applications for apartment homes will be accepted on a first come-first served basis and subject to the availability of apartment type requested.

RENTAL APPLICATIONS: Rental Applications are to be completed by each applicant. Any omissions or falsifications may result in rejection of an application or termination of a lease. A driver license or other legal photo I.D. will be required for identification.

QUALIFICATION STANDARDS: In order to approve an applicant for residency, three of the four criteria listed below must show positive payment history, with acceptable income being one of the three:

Credit Check: An unsatisfactory credit report can disqualify an applicant from renting an apartment home at this property. An unsatisfactory credit report is one which reflects current bad debts, unpaid bills, liens, judgments, or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be notified of the reason for the rejection and the name, address and telephone number of the credit reporting agency from whom the information was obtained. The applicant will not be told of the content of the credit report. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of their credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this property. Applicants who are in bankruptcy or credit counseling, who provide evidence of currently paying bills and the ability to pay the required rent, will be regarded as having a marginal credit history. All applicants are subject to the other three criteria for qualifications.

Income/Employment: Applicant's Monthly Income shall be at least three (3) times the applicant's gross monthly rent. Allowances from inconsistent income such as alimony, child support, commissions, bonuses or tips will require written verification. In the event an applicant is self-employed, written verification of two previous year's income must be provided. Applicant must show at least six months stable employment history, with income meeting designated requirements.

Residence: Positive rental history for the previous two (2) year period must be provided. All residence histories must show a prompt payment history with sufficient and proper notice to vacate given.

Bank Rating: To approve your application, management must have a history rating on your current or previous bank accounts. This rating is generally based on average daily balance and history of NSF charges.

SUBLETTING: Subletting is strictly prohibited.

APPLICATION FEE: A nonrefundable application fee of \$20.00 shall be paid by each applicant age 18 or older for verification of information.

SECURITY DEPOSIT: A good faith deposit is not required at time of application, however to ensure availability of a desired apartment a good faith deposit of \$200.00 at time of application is strongly recommended. If the application is accepted, this \$200.00 will be applied towards payment of the security deposit and if for any reason management decides to decline the application, management will refund the good faith deposit in full. If application is approved, and the applicant fails to occupy the premises on the agreed upon date, except for delays caused by the holding over of a prior resident, management will retain the deposit after a 24 hour time period. If there is a delay due to construction or the holding over of a prior resident, applicant will not be responsible.

RENTAL PAYMENT: The monthly rent is due on or before the first day of each month. There will be a late charge penalty for all rent paid after the 2nd of the month which is a minimum of 10% of the amount past due and if late beyond the 5th late fee assessed at the rate of \$2.00/day until rent is paid in full. Only one check will be accepted for rent per apartment. All returned checks will be assessed a \$40.00 service charge plus late charges and must be replaced with cashiers check or money order.

ROOMMATES: Each roommate is fully responsible for the entire rental payment and each must execute the lease and all other addenda.

VEHICLES: Only one vehicle per lessee and no more than two vehicles shall be permitted per apartment home if more than one lessees. Boats, trailers, commercial vans, semi-trucks and campers are not permitted to be parked on the property at any time without the written consent of management.

WATER FURNITURE: Waterbeds, aquariums and other water furniture are permitted provided applicants show proof of "renters liability insurance" coverage prior to approval.

PETS: Pets are prohibited without the written consent of management. If approved, the following restrictions apply:

- Pet Agreement Addendum signed.
- Pet Fees paid
- One pet per apartment home.
- Pet must be at least one year old.
- Pet shall not exceed 25 pounds at full maturity.
- Cats must be neutered or spayed and declawed.
- Established pet fees and deposits are paid in full.
- Copy of Renter's Liability Insurance Policy submitted to Lessor.

KING REALTY SERVICES, INC.
6855 LINCOLN ROAD EXT., SUITE 20, HATTIESBURG MS 39402 (601)264-5000

RENTAL REFERENCE VERIFICATION REQUEST

SECTION 1: TO BE COMPLETED BY APPLICANT

APPLICANT: _____ Full Legal Name (print clearly) _____ Social Security Number _____

Signature _____ Date Signed _____

I, the above signed, authorize the release of my rent history to and from King Realty Services, Inc. and hold King Realty Services, Inc. harmless from liability. A photocopy of this form shall be accepted as an original copy.

SECTION 2: KING REALTY SERVICES, INC. OFFICE USE ONLY

OCCUPANCY DATE: _____

LEASE EXPIRATION DATE: _____

SECTION 3: REFEREE'S USE ONLY. APT. COMPLEX: _____

VACANCY DATE	_____
OCCUPANCY DATE	_____
LEASE EXPIRATION DATE	_____
UNPAID RENTS & FEES	\$ _____
REFUNDABLE DEPOSITS FORFEIT	\$ _____
ESTIMATED DAMAGE REPAIR	\$ _____
SKIPPED OUT WITHOUT NOTICE	YES NO
BROKE LEASE	YES NO
EVICTED	YES NO
NOISY/ROWDY	YES NO
NUMBER OF	Bad Checks _____ Late Charges _____ Complaints _____
CLEANLINESS OF UNIT	1 2 3 4 5 Cleaner ----- Normal ----- Dirty
WEAR ON UNIT	1 2 3 4 5 Less ----- Normal ----- More
COMPLETED BY _____	Referee Signature _____ Date _____

PLEASE RETURN BY MAIL OR FAX TO: KING REALTY SERVICES, INC.
6855 LINCOLN ROAD EXT., SUITE 20
HATTIESBURG, MS 39402

FAX: (601)990-9898

RENTER'S SALESFORM