

# PLEASE READ THIS PAGE ENTIRELY!

NOT READING THE FOLLOWING INFORMATION COULD POSE A RISK OF NOT QUALIFYING FOR A PROPERTY.

## INSTRUCTIONS:

Please read the Rental Application carefully and print clearly to avoid any delay. Applicants are not accepted on a "first-come-first-serve" basis. The approval process can take 24 to 48 hours. If the landlord accepts your rental offer, we will draft a lease and obtain signatures. For your convenience, you will find a printable "Step-By-Step Instructions to Renting a Home" on our website.

Before we can begin the approval process, the Rental Application **MUST** be:



- » Completed by each individual **age 18 and over** who will occupy the property.
- » Signed by each applicant.
- » Include a photocopy of a valid driver's license or passport for each applicant.
- » Include a photo of each pet.
- » Include **two separate payments** as explained below...

## NON-REFUNDABLE APPLICATION FEE:

The Non-Refundable Application Fee **Must be in Certified Funds** (cash, cashier's check, or a money order) in the amount of:



- » **Each individual age 18 and over**..... \$50.00 per applicant

## EARNEST MONEY DEPOSIT:

The Earnest Money Deposit **MUST** equal the amount of the list price and be issued in the form of:



- » **Certified Funds:** If paid less than 2 weeks prior to your move-in date.
- » **Personal Check:** If paid more than 2 weeks prior to your move-in date.



Bev Roberts Rentals, Inc.  
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**Website** [www.RobertsRentals.net](http://www.RobertsRentals.net)



PROPERTY AND AGENT INFORMATION

Address: City:
Lease start date: / / Lease term: months Monthly rental amount: \$
Showing Agent: Agent R No: not license no. Company:
Agent Phone: ( ) - Agent Email:

APPLICANT INFORMATION

Applicant 1: First MI Last Social Security: - - DOB: / /
Applicant 2: First MI Last Social Security: - - DOB: / /
Applicant 1: Home ( ) - Work ( ) - Cell ( ) -
Applicant 2: Home ( ) - Work ( ) - Cell ( ) -
Email: Email:

Names and ages of dependents and/or additional occupants under the age of 18:

Empty table for dependents and additional occupants.

Table with columns: Type of Pet, How Many, Breed, Weight, Age, Resides, Fixed, Cat(s), Pet Photo. Includes checkboxes for indoor/outdoor, spayed/neutered, declawed, and photo inclusion.

Drivers License #: State: Expiration Date: / / Photocopy Attached

Table with columns: Vehicle Make/Model, Year, Tag Number, State.

RESIDENCE HISTORY INFORMATION

PAST THREE YEARS STARTING WITH THE MOST CURRENT ADDRESS.

Current Address: City: State: Zip:
How long have you lived at the current Reason for moving:
Monthly Payment: \$ Rent Own Rent: Have you given notice? Yes No Do you own any real estate? Yes No
If you own your home, what are you doing with it when you vacate?
Owners Name or Management Company: Landlord Number: ( ) -

Previous Address: City: State: Zip:
How long did you live at this past address: Reason for moving:
Owners Name or Management Company: Landlord Number: ( ) -

Previous Address: City: State: Zip:
How long did you live at this past address: Reason for moving:
Owners Name or Management Company: Landlord Number: ( ) -

**EMPLOYMENT INFORMATION**

PLEASE PROVIDE INCOME VERIFICATION IF YOU ARE SELF EMPLOYED.

Applicant 1 Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired		Income: \$		<input type="checkbox"/> Monthly	<input type="checkbox"/> Yearly
Applicant 1 Employer:		Start Date: / /	Job Transfer: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Supervisor:		Supervisor Number: ( ) -			
Business Address:		City:	State:	Zip:	

Applicant 2 Status: <input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Student <input type="checkbox"/> Retired		Income: \$		<input type="checkbox"/> Monthly	<input type="checkbox"/> Yearly
Applicant 2 Employer:		Start Date: / /	Job Transfer: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Supervisor:		Supervisor Number: ( ) -			
Business Address:		City:	State:	Zip:	

**HAVE YOU EVER:** FILED FOR BANKRUPTCY?  NO  YES What year? \_\_\_\_\_  
 BEEN EVICTED FROM A TENANCY?  NO  YES What year? \_\_\_\_\_

**EMERGENCY CONTACT INFORMATION**

EMERGENCY CONTACT PERSON MUST BE SOMEONE LIVING OUTSIDE OF YOUR RESIDENCE.

Emergency Contact Name:		Relationship:			
Address:		City:	State:	Zip:	
Contact's Numbers:	Home ( ) -	Work ( ) -	Cell ( ) -		

This hereby constitutes my offer to the homeowner of the above described property, through Bev Roberts Rentals, Inc., to lease the premises for the term and upon the conditions set forth in this offer. I understand the property is available for the advertised lease term and conditions. I understand the property condition of the rental is "as is" unless I otherwise specify work I wish to be done as part of my rental offer. I am aware that I must indicate to the agent, on this form, all items that need to be addressed with my offer. Should I request a lease term or conditions other than that advertised, the homeowner may request additional rent or deny my offer.

I hereby tender the non-refundable application fee to Bev Roberts Rental, Inc. for payment to Resident Research, LLC. I also hereby tender the earnest money to Bev Roberts Rentals, which is refundable if this offer is not accepted by the homeowner of the above-described property. I agree that the earnest money shall be applied to the first month's rent upon acceptance of this offer by the homeowner. 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 homeowner. In the event a check is submitted and returned for, but not limited to, Insufficient Funds (NSF), Stop Payment, or Closed Account; I understand and agree that the amount of the check must be paid in full in the form of a cashier's check, money order, or cash within 48 hours. I understand and agree to pay an additional \$25 returned check fee and possibly a 5% late fee. I understand there are no exceptions.

I acknowledge and agree that the earnest money is freely given to the homeowner, through Bev Roberts Rentals, Inc., in consideration of the homeowner'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, to execute the lease agreement once it has been communicated to me that the offer has been accepted by the homeowner, I understand and agree that the homeowner 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 the homeowner 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 homeowner, through Bev Roberts Rentals, Inc., may terminate this agreement without liability of any kind after homeowner'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 the homeowner, through Bev Roberts Rentals, Inc. Otherwise, the remaining terms of my offer shall control upon acceptance of offer by homeowner, through Bev Roberts Rentals, Inc..

I understand and authorize Bev Roberts Rentals, Inc., Resident Research, LLC, and/or any investigative agency employed by Bev Roberts Rentals, Inc., a full credit history including but not limited to credit report, contacting employers, contacting landlords and verifying criminal background. I understand I may be contacted by a Resident Research, LLC representative within 24-48 hours if any additional information is required to establish my account. I hereby release all parties from all liability for any damage that may result from furnishing this information. I hereby acknowledge that the above information is correct to the best of my knowledge.

I understand and agree that my application fee, that I hereby tender to Bev Roberts Rentals, Inc. for payment to Resident Research, LLC., of \$50.00 per occupant age 18 and over is non-refundable. I understand and agree the application fee is non-refundable and there are no exceptions, such as, but not limited to, my termination or breach of this agreement, my failure to execute the lease agreement, or the homeowner's denial of my rental offer. I understand and agree that Bev Roberts Rentals, Inc. will collect from me the equivalent of one month's full rent as 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 the earnest money will be deposited immediately into Bev Roberts Rentals, Inc. Trust Account.

I understand that once Resident Research, LLC processes my application and submits my results to Bev Roberts Rentals, Inc., Bev Roberts Rentals, Inc. will contact the homeowner to present my rental offer. I agree to allow time for the homeowner to consider my offer. I understand that if I am denied, a check will be issued to me to refund my earnest money check within ten business days of check clearance. Upon approval of my offer, I realize a lease will be drafted and arrangements for obtaining signatures made.

