



RENTAL APPLICATION

Prospective Address	
Tenant's Name	
Cell Phone #	
Email	
Date of Birth	
Social Security #	
Driver's License #	
Emergency Contact Name	
Emergency Contact #	
Bank Account Branch	
Bank Account #	
Current Address	
Current Landlord Phone #	
Current Employer	
Employer Phone #	
Employer Address	
Monthly Salary	



Have you ever been convicted of any felony? Yes No

If yes, please describe when & why: _____

Have you ever been evicted from any tenancy? Yes No

If yes, please describe when & why: _____

Have you ever willfully and intentionally refused to pay rent when due? Yes No

If yes, please describe when & why: _____

Have you ever filed a petition for bankruptcy? Yes No

If yes, please describe when & why: _____

I hereby certify that the answers I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by me can result in denial of application and or eviction and loss of any deposit.

Applicant permits and agrees to pay a **NON-REFUNDABLE** application fee of **\$40.00**

I hereby certify that I fully understand the above statements and agree to abide by them.

(Print) _____

(Sign) _____

(date) _____

Fair Housing

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. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes.





I understand that **The Holton-Wise Property Group** (“property manager”) will use a credit reporting company to obtain a consumer report and/or investigative consumer report (“Report”) as part of the application process. I also understand that, to the extent permitted by law, the company may obtain further Reports from a credit reporting company so as to update, renew or extend my lease.

I acknowledge receipt of A Summary of Rights under the Fair Credit Reporting Act and related state summary of rights (collectively “Summary of Rights”).

I understand ArrestRecords.com LLC’s investigation may include obtaining information regarding my credit background, bankruptcies, lawsuits, judgments, paid tax liens, unlawful detainer actions, failure to pay spousal or child support, accounts placed for collection, character, general reputation, personal characteristics and standard of living, driving record and criminal record, subject to any limitations imposed by applicable federal and state law. I understand such information may be obtained through direct or indirect contact with former employers, schools, financial institutions, landlords and public agencies or other persons who may have such knowledge. If an investigative consumer report is being requested, I understand such information may be obtained through any means, including but not limited to personal interviews with my acquaintances and/or associates or with others whom I am acquainted.

This consent will not affect my ability to question or dispute the accuracy of any information contained in a consumer report or investigative consumer report. I understand that if property manager makes a conditional decision to disqualify me based entirely or in part on a consumer report or investigative consumer report, I will be provided with a copy of the report and another copy of the Summary of Rights.

I hereby consent to this investigation and authorize the property manager to procure a consumer report or investigative consumer report on my background.

In order to verify my identity for the purposes of the preparation of the consumer report and/or investigative consumer report, I am voluntarily releasing my name date of birth, social security number, driver’s license number, email address, phone number and other information and fully understand that all decisions are based on legitimate non-discriminatory reasons.

By my signature below, I certify the information I provided on this form is true and correct. I agree that this Disclosure and Authorization form in original, faxed, photocopied or electronic (including electronically signed) form will be valid for any reports that may be requested by or on behalf of the property manager.

PRINT NAME:
SIGN NAME:

EMPLOYEE USE ONLY	
Name of employee that showed the unit:	Name of employee that collected application:
Name of employee that collected applicant deposit:	Name of employee that filled out the lease and issued keys:
Did you attach a copy of the applicants drivers license to the application?	
Did you attach a copy of the applicants recent pay stub to the application?	



The Holton-Wise Property Group



The undersigned tenant's application has been approved by The Holton-Wise Property Group.

The undersigned tenant has hereby given a **NON-REFUNDABLE** deposit in the amount of \$ _____

To reserve the dwelling located at _____

The dwelling will be held for the tenant until 6pm on the following date _____ the amount of the **NON-REFUNDABLE** deposit will be credited to the final security deposit on the dwelling.

Prospective tenant is required to transfer all of the utilities that they will be required to pay into their name prior to move in. Tenant will need to bring their account number for all of the utilities that they will be required to pay prior to move in. The Holton Wise Property Group has an independent business owner arraignment with ACN. Tenant agrees to set up their utility billing accounts through The Holton Wise Property Group's independent business owner arraignment with ACN's energy retailer. In the event the prospective tenant does not bring in their utility account numbers and pay the **TOTAL AMOUNT DUE PRIOR TO MOVE IN** by 6pm on the above date and or decides not to rent the dwelling for any reason the dwelling will no longer be reserved for the undersigned tenant. The dwelling will be relisted for rent and the above **NON-REFUNDABLE** deposit will be forfeited to The Holton-Wise Property Group.

TENANT RESPONSIBLE FOR GAS:	AMOUNT PAID TOWARD TOTAL AMOUNT DUE PRIOR TO MOVE IN	DATE
TENANT RESPONSIBLE FOR ELECTRIC:	\$	
AMOUNT DUE PRIOR TO MOVE IN	\$	
Security Deposit: \$	\$	
1 st months' Rent: \$	\$	
Move in Fee: \$	TOTAL PAID: \$	
Pet Fee: \$		
Other Fees: \$		
TOTAL AMOUNT DUE PRIOR TO MOVE IN: \$		

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(Print) _____ (Sign) _____ (date) _____

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