

Management: Company Name/Landlord Name	
Property Address	
Manager's Name	Phone #

LPS Inc.



This application must be completed in full to assure prompt processing.

Managers/landlords – visual proof of driver's license/or State ID ___ Yes ___ No

Please use separate forms for each applicant.

SERVICE REQUESTED: FULL SERVICE SHORT SERVICE CREDIT ONLY CO-SIGNER

Properties can only be held for up to 10 days before the rental agreement starts. Desired occupancy date: _____

Monthly Rent: _____ **Holding Fee:** _____ **Security Deposit:** _____ **Pet Deposit if applicable:** _____

Utilities included: _____ **Rental Term:** _____

Applicant's Last Name (Please Print)	First	Middle Name	Birthdate	Soc. Sec No.
Total Number of Occupants? _____			Driver's License No. & State I.D.	
Names:				
Do you have pets? Yes ___ No ___			Have you used any other names? If yes, Name(s)	
How many? _____ Type and Size (Keeping of pets requires a pet deposit and the Owner's Consent)				

RESIDENCE HISTORY

Current Address	City	State	Zip	From _____ To _____	Applicant Phone:	Own Rent Monthly \$ _____
___ Name of Present Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)					Landlord Phone:	
Previous Address	City	State	Zip	From _____ To _____	Own Rent Monthly \$ _____	
___ Name of Previous Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)					Landlord Phone:	

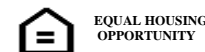
EMPLOYMENT DATA

Current Employer	Supervisor's Name	Company Number	
Address	City	State	Zip
How Long? ___ Yrs ___ Mnth	Position		Salary \$ _____ Per _____
Previous or 2 nd Employment (Please Circle one)	Supervisor's Name		How Long? ___ Yrs ___ Mnth
Address	City	State	Zip
Company Number	Position		Salary \$ _____ Per _____
ADDITIONAL INCOME: Additional income such as child support, alimony or separate maintenance need not be described unless such additional income is to be included for qualification hereunder. Amount of \$	Auto/Year/License		Do you have any recreational vehicles, vans, boats, or motorcycles? If so specify.

Have you or anyone intending to reside at the home ever been charged or convicted of a crime? ___ Yes ___ No Year _____

Ever been evicted? Or asked to move? ___ Yes ___ No **Ever filed bankruptcy?** ___ Yes ___ No Year _____

Non-refundable processing fee per person \$ _____ (Must be cash or money order only)



In compliance with the Fair Credit reporting act, we are informing you that information as to your character, general reputation and mode of living will be verified. I, as the prospective tenant agree that the facts set forth in this application are true and complete, and that a complete investigation of all on this application will not constitute invasion of privacy. I authorize LPS Inc., and Spartan Agency, LLC to obtain credit reports, bank information, employment information, and/or character reports as necessary. I authorize my employers and references to release such information as necessary. LPS Inc. has my permission to release information found in screening. I understand that any misrepresentations will be sufficient cause for dismissal or voiding of this application. False, fraudulent or misleading information may be grounds for denial of tenancy, or subsequent eviction. You have the right to dispute the accuracy of the information reported, and upon written request, the right to obtain a copy of any and all reports.

Signed _____ Dated _____
Applicant

Signed _____ Dated _____
Agent/Property Manager

Please return the **COMPLETED** application to the Spartan Agency, LLC

We require:

- Verifiable income which is 2.5 times the monthly rent.
- If roommates are applying and all have lived together for 1 year, we can combine the incomes to meet the requirement. If the roommates have not lived together for 1 year, each person will have to qualify with our income and credit requirements.
- Provide current pay stub or tax return.
- A complete application for each adult 18 or older.
- Unfavorable information for any individual applicant may result in denial of all applications for that group.
- Valid picture ID and valid social security number for each adult.
- Self-employed applicants must provide a copy of business license and tax records.
- Maximum occupancy of no more than two (2) people per bedroom.
- Good credit history

You may be denied tenancy for the following:

- Incomplete or misrepresentation of any information on your application.
- Poor credit, Collection judgments
- Bankruptcy within past two years
- Criminal record
- Evictions

Not all properties will accept a pet. If a property allows a pet these are some of the requirements:

- The pet is less than 20 inches high and weighs less than 30 lbs full grown. Pet must be over a year old.
- A perceived vicious breed such as a German Sheppard, Pit Bull, Doberman, Rottweiler, etc. will not be allowed.
- Only one pet will normally be allowed to a property.
- An additional pet deposit is required and possible additional fee and/or additional monthly rent may be applicable.
- An additional pet agreement will be signed.
- A photo of your pet is required for our files.

If the application is approved the holding fee must be paid within 24 hours to hold the property until the agreed move in date. If applicants do not take possession on the agreed upon possession date, the holding fee WILL NOT BE REFUNDED and will be forfeited by the applicants, unless Spartan Agency, LLC cannot deliver the property to the applicant(s). If tenancy does occur on or before the agreed possession date, this fee will be applied to the security deposit due.

In compliance with State and Federal laws, this is to inform you that a consumer investigation involving statements made on this application is being initiated. This investigation may involve obtaining information regarding your character, general reputation, credit, mode of living and criminal background. You have the right to dispute the information reported. If this application is denied because of credit history, you may obtain a copy of your credit report from the credit-reporting agency. Spartan Agency LLC or landlord has my permission to release information found in screening for any purpose associated with tenancy of the premise.

I authorize Spartan Agency LLC to obtain credit reports, character information, verification of rental history, bank information, employment history, public records and personal reference as necessary to verify all information set forth in the application.

Applicant _____ Date _____