



Quality Property Management and Investments

RENTAL APPLICATION

APPLICATION FEE \$30.00 (NON-REFUNDABLE)

Rental Application for (address) _____ Date: _____

Name: _____ Home Phone: _____ SS # _____ - _____ - _____

Date of Birth _____ Driver's License No. _____

Other Occupants? 1. _____ 2. _____ 3. _____

Any pets? _____ Describe _____ E-Mail Address _____

Residence History-List past two residences (Beginning with most recent)

1. Present Address: _____ City _____ Zip _____

How long at this address? _____ Rent Amount? _____ Reason for leaving? _____

Owner/ Manager _____ Address _____ Phone _____

2. Previous Address: _____ City _____ Zip _____

How long at this address? _____ Rent Amount? _____ Reason for leaving? _____

Owner/ Manager _____ Address _____ Phone _____

Employment and Income Information

Current Employer _____ Address _____ City _____ State _____ Zip _____

Phone _____ Job Title _____ Date Employed _____

Supervisor _____ Current Gross Income Per Month (before deductions) \$ _____

List additional sources of income (other than employment listed above) _____

Previous Employer (If current less than 6 months) _____ Address _____

City _____ State _____ Zip _____ Phone _____ Job Title _____

Date Employed _____ Supervisor _____ Previous Monthly Gross Income _____

Financial Information

Do you have a: **Checking Account** Yes No **Savings Account** Yes No **Bank Name** _____

Which Credit Cards do you have? **VISA** **MasterCard** **Discover** **American Express** **Other** _____

HAVE YOU... ever filed bankruptcy? _____ **ever been evicted?** _____ **ever been convicted of a felony?** _____

Vehicle (s)

Year _____ Make _____ Model _____ License Number _____

Year _____ Make _____ Model _____ License Number _____

Emergency Contact _____ Address _____ Phone _____

Personal Reference _____ Address _____ Phone _____

How did you find out about TRI-WIN? TRI-WIN Sign Current Tenant Television Lincoln Journal Star

Daily Nebraskan Internet American Classifieds Radio Other _____

I hereby state and represent that the information in this application is complete and accurate. I understand that in the event a lease is entered into it may be canceled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. I authorize you to verify the above information through a consumer reporting agency. This agency is Tenant Data Services, Inc. (800)228-1837. The function of this agency is to track and maintain records, such as your residential conduct and personal credit history. Tenant Data Services, Inc. will also obtain a credit report on all applicants. I also authorize my previous landlords to release my rental history information directly to TRI-WIN Properties. Applicant understands and agrees that by signing this application it authorizes management to remove this rental unit from the market. Applicant is legally obligated for the rental unit. IF I SHOULD CANCEL THIS APPLICATION AFTER TWO (2) DAYS FROM THE DATE OF APPLICATION APPROVAL, MY ENTIRE DEPOSIT WILL BE RETAINED AS TERMINATION CHARGES. I understand that PETS ARE NOT ALLOWED.

Landlord has no knowledge of lead-based paint or lead based hazards in the housing and has no records and reports available pertaining to lead-based paint hazards in the housing except: None.

By signing this agreement tenant acknowledges having received the information concerning lead-based hazards, read the following lead warning statement, and having received from landlord the pamphlet "Protect Your Family from Lead in Your Home".

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly.

Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

If a check submitted for payment of the application fee is returned by your bank, there will be a \$50 service charge added to the amount of the check.

LEASE TERM _____ SECURITY DEPOSIT _____ RENTAL RATE _____ MOVE-IN DATE _____



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Applicant

Date

Leasing Agent

Date