

PROPERTY MANAGEMENT SERVICES

2315 Frederica Street, Owensboro, KY 42301

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LEASE APPLICATION (PLEASE PRINT)

YOUR FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____
SOCIAL SECURITY #: _____ D.O.B. _____ MARITAL STATUS _____
PHONE NUMBER _____ EMAIL ADDRESS _____
PRESENT ADDRESS _____ CITY _____ ZIP _____
PRESENT LANDLORD _____ LANDLORD'S PHONE # _____
HOW LONG AT PRESENT ADDRESS? _____

(ATTACH INCOME INFORMATION TO APPLICATION - LAST 4 PAYSTUBS)

EMPLOYER NAME _____ EMPLOYER ADDRESS _____
EMPLOYER PHONE # _____ INCOME PER MONTH _____
HOW LONG WITH CURRENT COMPANY? _____
PAST EMPLOYER (IF PRESENT LESS THAN 1 YR) _____ HOW LONG? _____
AMOUNT OF OTHER INCOME _____ (CHILD SUPPORT, DISABILITY, SOCIAL SECURITY ETC.)

SPOUSE'S FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____
SOCIAL SECURITY# _____ D.O.B. _____
PHONE NUMBER _____ EMAIL ADDRESS _____

(ATTACH INCOME INFORMATION TO APPLICATION - LAST 4 PAYSTUBS)

SPOUSES EMPLOYER _____ EMPLOYERS ADDRESS _____
PHONE # _____ INCOME PER MONTH _____ HOW LONG WITH THIS COMPANY? _____
PAST EMPLOYER (IF PRESENT LESS THAN 1 YR) _____ HOW LONG? _____
OTHER INCOME _____ (CHILD SUPPORT, DISABILITY, SOCIAL SECURITY ETC.)

OTHER OCCUPANTS LIVING AT THIS PROPERTY:

NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____

NUMBER OF VEHICLES YOU EXPECT TO HAVE AT THE RESIDENCE _____

YEAR, MAKE, MODEL _____ YEAR, MAKE, MODEL _____

HAS ANY APPLICANT FILED BANKRUPTCY IN THE LAST 2 YEARS? _____

IS ANY APPLICANT A PARTY IN A LAWSUIT? _____

HAS ANY APPLICANT HAD ANY COLLECTIONS FILED AGAINST THEM - UTILITIES, MEDICAL, OTHER?

NO _____ YES _____ IF YES, WITH WHO? _____ WHEN? _____

PERSON TO NOTIFY IN CASE OF AN EMERGENCY _____

ADDRESS _____ PHONE NUMBER _____

RELATIONSHIP TO YOU _____ PROPERTY APPLYING FOR _____

PREFERRED MOVE-IN DATE _____

(RENT - PAYABLE TO – PMS)**(DEPOSIT - PAYABLE TO – PMS ESCROW)**

RENT and DEPOSIT are to be paid separately with a CHECK or MONEY ORDER only. We DO NOT accept cash payments for either of these. Only the APPLICATION FEE can be paid with cash. Application Fee is due when you turn in this application.

SIGNATURE**DATE****SIGNATURE****DATE**

I hereby authorize Rose Realty or their assigns to verify my past & present employment records, credit history, criminal history, previous or past tenancy, and social media sites. This information will be used by the agency collecting it or its assigns in determining whether you qualify as a prospective tenant under its program. It will not be disclosed outside the agency except as required or permitted by law. You do not have to provide this information but if you do not, your application may be denied or rejected. If you are rejected in part or whole because of credit issues, you have the right to contact credit services regarding your credit history at 1-800-632-1765. We are unable to provide a copy of your credit application and discuss your credit history with you. This application is made subject to the owner's approval and may be disapproved without designating cause. No representations, promises, or agreements as to occupancy, lease or date of possession have been made and this application shall not be construed as a lease or agreement.

GUIDELINES FOR APPLICATION APPROVAL – PLEASE READ BEFORE APPLYING

- **\$25.00 Application Fee per adult or married couple must be paid and turned in with a completed application from each adult.** An application is not considered complete until all necessary information is submitted and application fee(s) paid. **Applications are processed in the order they are received.**
- It takes our processing department generally one to three business days to process an application. Once processed you will be notified of whether you are approved or denied.
- Anyone with a Felony charge that is related to a serious crime (violent or Drug Charge) within the last 5 years, will not be approved. Misdemeanors will be looked at on a case-by-case basis.
- Applicants must be at least 21 years old. Applicants under 21 must have their parents co-sign for them and must also complete an application and qualify. The parents will also have to sign the lease.
- Applicants must have citizenship or legal immigrant documentation
- Every adult that will be living in the dwelling must complete a separate application unless it's a married couple. All applicants will have to qualify individually.
- A satisfactory rental reference will be needed from your current and/or previous landlord. Friends and family cannot be used for rental reference. If you leave off a landlord on your application and it shows up on your credit/criminal report, you may be denied.
- Applicants must be employed. Applicants must give us a copy of the last 4 pay stubs from their current employer when application is turned in. If the applicant is not employed, we must have written proof of income sufficient to cover the minimum requirements. Employment must show stability.
- If an applicant recently started a new job and doesn't have 4 paystubs, we must have a letter from employer on letterhead stating how much applicant makes per hour and how many hours applicant works per week.
- Net income (after taxes are deducted) must be 4 times the amount of rent due each month. Example: If the rent is \$500, your take home income should be \$2000 a month.
- The credit score must be 500 or above. Unfortunately, applicants with a credit score below 500 will not be considered. Credit report must not show any current collections, including collections on utilities. All utilities must be paid and current before applying. Applicants with collections, judgements, landlord collection/balances, evictions, or forcible detainer court actions will not be considered. Medical collections will not be reviewed or considered.
- Any bankruptcy must be over 2 years old with good standing since the bankruptcy was filed.
- If application is approved, security deposit must be paid to hold unit. This must be received within 24 hours of approved application. If you decide you no longer want the unit Rose Realty reserves the right to prorate the number of days, the unit was off the market and deduct from the deposit. That portion is nonrefundable.
- **ABSOLUTELY NO PETS ALLOWED! NO VISITING PETS OR PET SITTING ALLOWED.**