

PRINT AGREEMENT - ONLINE RENTAL APPLICATION**PLEASE READ THIS PAGE IN ITS ENTIRETY**

It is imperative that each applicant thoroughly reviews the following information. To ensure a complete and successful rental application submission, please include all the required documents outlined below and agree to the provided terms. Not adhering to these requirements may result in the denial of your application. It's important to note that submitting an application does not guarantee tenancy, and our selection process is not based on a first-come, first-served basis. While Bev Roberts Rentals offers support to landlords in the tenant selection process, the final decision on leasing lies with the landlord, and not with Bev Roberts Rentals or its representatives. Please note that the approval process typically takes between 48 to 96 hours. To assist you, you can refer to our printable "[Step-By-Step Instructions to Renting a Home](#)" as a helpful guide throughout this process.

To submit a complete and successful rental application, the following must be included:

- **APPLICATION.** An application for each adult aged 18 or older who will reside at the property, whether as a leaseholder or occupant.
- **APPLICATION FEE.** A non-refundable application fee of \$60.00 is required for each applicant.
- **PET SCREENING FEE.** A non-refundable pet screening fee of \$20 for the first pet and \$15 for each additional pet.
- **IDENTIFICATION.** A legible photocopy of a valid Driver's License or Passport for each applicant.
- **SOCIAL SECURITY CARD.** A legible photocopy of a valid Social Security card for each applicant. Credit Privacy Numbers (CPN) are not accepted.
- **PROOF OF INCOME.** A legible photocopy of the most recent pay stub or an employer offer letter for each applicant leaseholder.

Upon landlord acceptance, ensure the Earnest Money Deposit is:

- Submitted before Bev Roberts Rentals can prepare a lease and secure signatures.
- Equivalent to the agreed monthly rental amount.
- Made payable to Bev Roberts Rentals.
- Issued in the form of [Certified Funds](#), such as Obligo, cash, cashier's check, or money order – Personal checks are not accepted.

By submitting the Online Rental Application, Applicant acknowledges and consents...

OFFER TO RENT. This application serves as my formal offer to lease the described property based on the terms and conditions delineated within this application. I acknowledge that the acceptance of applications is not conducted on a first-come, first-served basis, and submitting an application does not guarantee tenancy. I am fully aware that the property is available in accordance with the advertised lease term and conditions. Furthermore, it is understood that the property's current condition is as-is unless I specify desired work to be undertaken as part of my rental proposal. I recognize that I must indicate any items requiring attention in conjunction with my offer within my application. In the event that I request lease terms or conditions differing from those advertised, the landlord retains the right to request additional rent or reject my offer. Should my offer be declined due to negative information revealed during my screening or discovered after consulting my references, I acknowledge and agree that the landlord is under no obligation and holds no liability to uphold prior acceptances or agreements. Upon the completion of my applicant screening by Resident Research and my pet screening by PetScreening.com, the results will be communicated to Bev Roberts Rentals. Following this, Bev Roberts Rentals will initiate contact with the landlord to present my offer. I consent to providing the landlord with ample time for consideration once my offer is presented. While Bev Roberts Rentals offers guidance to landlords in tenant selection, the ultimate decision to lease rests solely with the landlord and not with Bev Roberts Rentals or its representatives. In the event that my application is approved by the landlord, I am aware that Bev Roberts Rentals will facilitate arrangements for the collection of certified earnest money and move-in payments.

APPLICANT SCREENING. To ensure the accuracy of the information provided, I grant authorization to Bev Roberts Rentals and [Resident Research](#) to conduct a comprehensive investigation of my background, encompassing, but not limited to, my Credit Report, Criminal Record, Eviction Record, Residence Verification, Employment Verification, and Identity Verification. I understand that the non-refundable application fee I am submitting is allocated to Resident Research for their services engaged in conducting the application screening process. In the event that supplementary information is deemed necessary for the screening of my application, I am cognizant that I may receive communication from Resident Research. It is within the landlord's discretion to decline my offer at any point during the screening process, even prior to its completion. I hereby attest to the accuracy of the information I have provided to the best of my knowledge. I further confirm that the Social Security Number I have supplied on my Rental Application is not a Credit Privacy Number (CPN). Recognizing that Bev Roberts Rentals strictly forbids the use of CPNs and that their deceptive usage is unlawful, I assure that the provided Social Security Number is genuine. As an additional measure to verify the authenticity of my Social Security Number, I consent to providing a clear photocopy of my Social Security card. In a concerted effort to provide enhanced confirmation of my identity and employment, I am committed to providing a legible photocopy of my valid Driver's License or Passport, along with my most recent pay stubs or an offer letter from my employer. I am fully aware that the application fee of \$60.00 per occupant aged 18 and over is non-refundable under all circumstances. This includes scenarios such as the inability to confirm property availability, the failure to execute a lease agreement, or the landlord declining my offer. For any potential consequences arising from the disclosure of my information, all involved parties are hereby absolved of liability.

PET SCREENING. If I am a pet owner, I am fully aware that [PetScreening.com](#) is a mandatory component of the applicant screening process. This includes various types of pets, such as dogs, cats, birds, hamsters, rabbits, snakes, and fish tanks, among others. The potential for significant property damage and an increase in the landlord's liability exists with pets, thus influencing the terms heavily. These terms are primarily guided by the landlord's comfort level and their specific pet-related restrictions. I recognize that obtaining approval for my pet and submitting a photo of my pet along with my application is my responsibility. Failure to provide photos, along with unapproved pets, may result in the denial of my offer. There are circumstances in which a landlord is unable to rent to breeds or mixes of breeds that are considered "aggressive" by insurance companies. I understand that it is my obligation to seek clarification from Bev Roberts Rentals concerning such pets. If I am unable to accurately determine the breed mix and my pet shares resemblance with an "aggressive" breed, I am aware that the landlord may decide to err on the side of caution and disapprove of my pet. I acknowledge that the pet screening fee of \$20.00 for the first pet and \$15.00 for each additional pet is non-refundable under all circumstances. This includes situations such as the inability to confirm property availability, failure to execute a lease agreement, or if the landlord declines my offer. I understand that this non-refundable pet screening fee is directed towards PetScreening.com for their services rendered during the pet screening process. Before I am granted possession of the property, I agree to execute a pet addendum and remit the non-refundable pet fee as determined by the landlord. All involved parties are hereby released from any liability arising from potential consequences resulting from my submission of a fraudulent pet request.

ASSISTANCE ANIMAL SCREENING. I am cognizant that the landlord is agreeable to accepting my assistance animal(s) upon presentation of proper documentation and will not impose any additional deposits or pet acceptance fees. In conjunction with my application, I commit to completing the [PetScreening.com](#) process. This platform offers a secure and HIPAA-compliant method to submit a reasonable accommodation request for my assistance animal, encompassing service animals, emotional support animals, companion animals, and the like. I understand my accommodation request will be evaluated by a third-party legal review team to ensure its adherence to the guidelines set forth by HUD's Fair Housing Act. I am aware that there is no associated cost (\$0) for submitting an accommodation request, unless PetScreening.com is unable to verify the legitimacy of my assistance animal. I am well aware that misrepresenting a pet as an assistance animal negatively impacts the quality of life and independence for assistance animal users. I

acknowledge that, in accordance with North Carolina law, fraudulent representation of a pet as an assistance animal constitutes an unlawful act. By engaging in this process, all parties are hereby absolved of any liability arising from potential consequences stemming from my submission of a fraudulent accommodation request.

EARNEST MONEY. Should my offer be accepted by the landlord, I am aware of the necessity to furnish Bev Roberts Rentals with an earnest money deposit equivalent to one month's rent prior to the drafting of the lease agreement. I agree to tender the earnest money to Bev Roberts Rentals in the form of certified funds (Obligo, cash, cashier's check, or money order). The earnest money signifies my commitment to lease the property if my offer attains approval. This earnest money will be deposited into Bev Roberts Rentals' trust account and subsequently applied to the initial month's rent upon my occupancy. I provide consent for the earnest money to be extended to the landlord as a reflection of their act in withdrawing the property from the real estate market in response to my offer. Consequently, if I were to fail or decline, for any reason whatsoever, to finalize the lease once being informed of the landlord's acceptance of my offer, I acknowledge that the landlord may retain the full earnest money amount as liquidated damages. It is important to recognize that this is not a punitive measure, but rather a reasonable assessment of potential damages incurred by the landlord due to the property's temporary withdrawal from the market and the subsequent efforts to lease it to another potential tenant. In order to gain occupancy of the property, I am committed to executing a lease agreement and fulfilling any additional financial requirements stated in the lease, which includes the security deposit and any other stipulated funds.

REVISIT FEE. Should I opt to revisit the property for supplementary viewings, I hereby consent to providing Bev Roberts Rentals with a non-refundable revisit fee amounting to \$50.00 for each visit. This fee covers various activities, including but not restricted to, measuring the property, showcasing it to additional family members or acquaintances, and capturing photographs or videos of the premises. I am cognizant that the revisit fee is designed to offset the agent's expenses associated with time, transportation, and the effort expended in conducting revisits. I hereby commit to remitting this fee in certified funds prior to accessing the property.

CONCIERGE UTILITY CONNECTION. Bev Roberts Rentals offers a complimentary utility concierge service aimed at aiding me in facilitating utility connections and obtaining the most advantageous rates and promotions accessible. [Citizen Home Solutions](#), acting as the utility concierge, may reach out to me concerning the arrangement of my utility services, telephone line, cable/satellite TV, and security monitoring services. Through the submission of my application, I hereby provide consent for Bev Roberts Rentals to share my contact details with Citizen Home Solutions. To arrange a call at my convenience, I may visit the following link: www.myfreeconnection.com/bevrobertsrentals

SECURITY DEPOSIT ALTERNATIVE. In the event that my offer is accepted by the landlord, Bev Roberts Rentals may furnish a secure link to [Obligo](#), facilitating the processing of certified move-in payments online. I am aware that, if eligible, I have the option to apply to rent deposit-free, thereby avoiding the expense associated with a traditional cash security deposit. I hereby acknowledge and comprehend that the lease's stipulations concerning the standard security deposit will similarly apply to the Obligo Billing Authorization (OBA). In the event that I do not meet the qualifications for deposit-free renting or choose to proceed with the standard cash security deposit, I understand that I still have the ability to complete these payments through the Obligo platform. Through the submission of my application, I hereby consent to Bev Roberts Rentals sharing my contact details with Obligo.

REPRESENTATION. I acknowledge that the agent from Bev Roberts Rentals acts as a representative of the landlord and receives compensation from the landlord for this role. Although the agent can assist in locating and leasing properties, offering similar services to those of a tenant's agent, it is clear that the agent's primary representation is that of the landlord. Consequently, the agent is obligated to secure the most favorable terms for the landlord. Moreover, the agent is obliged to furnish the landlord with any relevant information pertaining to the tenant, which could prove valuable during lease negotiations. In instances where Bev Roberts Rentals serves as the agent for both the tenant and landlord, all involved parties are required to endorse a Dual Agency Agreement.

Standard terms included in the North Carolina Residential Rental Contract and Addenda:

The North Carolina Residential Rental Contract and its associated addenda outline the following supplementary terms:

1. All funds must be submitted on or before the lease start date, regardless of whether possession is taken on that day.
2. Rentals that commence on dates other than the first day of the month might be prorated based on a daily calculation.
3. Rent payments are due in advance and must be remitted on or before the FIRST day of each month.
4. Lawn maintenance is the responsibility of the tenant, unless specific provisions dictate otherwise.
5. The tenant is obligated to permit property showings no later than 60 days before the end of their occupancy.
6. The tenant is prohibited from assigning the lease to another party, subletting any portion of the property, or harboring unauthorized occupants.
7. Landlord or agent may hold the security deposit in an interest-bearing trust account. Interest to accrue to the landlord or as landlord directs.
8. The tenant is required to maintain renters insurance with a general liability coverage amount in accordance with the lease terms.
9. Utilities are the responsibility of the tenant, unless stipulated otherwise, and must be initiated no later than the lease start date.
10. The tenant is not allowed to make any alterations to the property without obtaining written consent from the landlord.
11. Smoking is strictly prohibited inside the property, garage, or enclosed areas.
12. The use of waterbeds, trampolines, or above-ground pools is not permitted.
13. The tenant is obligated to adhere to rules and regulations set forth by the Homeowners Association (HOA).
14. The tenant agrees to arrange for professional carpet cleaning upon vacating the property.

PETS. Pets shall be considered on a case-by-case basis with the landlord's approval. There will be a non-refundable pet fee or additional deposit required for any pets permitted with the lease. The only pet(s) permitted is listed on the Pet Addendum. No unauthorized pets shall be allowed in or on the premises at any time without prior written permission from the landlord, this includes, but is not limited to, no pet-sitting. The tenant shall be subject to a fine of \$500.00 per pet for any violation. In such instances, the landlord reserves the right to apply appropriate default remedies, including but not limited to summary ejectment.

EARLY TERMINATION. Should a tenant terminate prior to the conclusion of the lease, such an action constitutes a breach. For the duration of the lease, the tenant agrees to perform in accordance with the provisions set forth in the lease. This encompasses various responsibilities, including but not limited to the regular payment of monthly rent, utility charges, landscape upkeep, and all other financial obligations stated in the lease. In particular, but not exclusively, the following: (a) Damages resulting from the non-fulfillment of the of the lease, such as, but not limited to, unpaid rent and future lost rent due. (b) Costs of re-renting the premises, including any reasonable fees or commissions paid by the landlord to a licensed agent. (c) Costs involved in cleaning and repairing the premises to its original condition. (d) Any actual legal fees incurred by landlord.

Bev Roberts Rentals adheres to the Fair Housing Laws of the State of North Carolina. Should you have any inquiries regarding the application and rental procedure, please feel free to reach out to our office at 919-306-5665.

I affirm the binding and enforceable nature of verbal negotiations. I have thoroughly reviewed the aforementioned provisions and comprehended their content. By submitting my rental application, I provide explicit consent and authorization for the examination of statements and information pertaining to my background. This authorization pertains to the scrutiny of my Credit Report, Criminal Record, Eviction Record, Residence Verification, Employment Verification, and Identity Verification.