

PRINT AGREEMENT - ONLINE RENTAL APPLICATION

PLEASE READ THIS PAGE IN ITS ENTIRETY

Please review the following before submitting your application. A complete application, including all required documents and agreement to the terms below, is required for consideration. Incomplete applications may be denied. Submission of an application does not guarantee approval, and properties are not leased on a first-come, first-served basis. While Bev Roberts Rentals assists landlords with tenant screening, the final leasing decision rests solely with the landlord. Application reviews typically take 48–96 hours. For additional guidance, see our printable [Step-By-Step Instructions to Renting a Home](#).

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

- **APPLICATION.** One per adult (age 18+) who will reside in the home, whether leaseholder or occupant.
- **APPLICATION FEE.** \$60 nonrefundable fee per applicant, payable to [Resident Research](#).
- **PET SCREENING FEE.** \$35 for the first pet and \$20 per additional pet, payable to [OurPetPolicy.com](#).
- **PET PHOTO.** Clear full-body photo of each pet, plus breed, age, weight, tank gallons (if fish), and caged animal details.
- **IDENTIFICATION.** Legible copy of valid Driver's License or Passport for each applicant.
- **SOCIAL SECURITY CARD.** Legible copy of valid Social Security card for each applicant. Credit Privacy Numbers (CPN) not accepted.
- **PROOF OF INCOME.** Recent pay stubs or employer offer letter. Self-employed applicants may submit tax returns or bank statements.

Upon landlord approval, the Earnest Money Deposit must be:

- Paid before Bev Roberts Rentals can draft the lease or collect signatures.
- Equivalent to the agreed monthly rental amount.
- Due immediately using [Obligo](#) or Electronic Cash Payment (ECP). No other forms of payment will be accepted.

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

FRAUDULENT MISREPRESENTATION NOTICE. I acknowledge that, in accordance with [N.C.G.S. §14-119 and §14-100](#), knowingly and willfully making false statements, omitting information, or submitting forged or false documentation with the intent to defraud, whether to avoid fees, gain an advantage, or obtain property or services including the execution of a lease, may constitute a felony offense under North Carolina law. By participating in this process, I hereby release and hold harmless Bev Roberts Rentals, the landlord, and all parties involved in the applicant and animal screening processes from any liability arising from consequences related to my submission of false or forged information, and I understand that I alone am responsible for any legal consequences resulting from my actions.

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 OurPetPolicy.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 earnest money and move-in payments.

APPLICANT SCREENING. I authorize Bev Roberts Rentals and [Resident Research](#) to conduct a comprehensive background investigation as part of my rental application. This investigation may include, but is not limited to, a credit report, criminal background check, eviction history, identity verification, employment verification, and rental history verification. I understand that the nonrefundable application fee I am submitting is used to cover the costs of this screening and is paid directly to Resident Research for their services. If additional documentation or clarification is needed to process my application, I may be contacted by Resident Research. I understand that my application may be declined at any stage of the screening process, including before completion, at the sole discretion of the landlord. I certify that all information I have provided is true and complete to the best of my knowledge. I affirm that the Social Security Number I provided is valid and is not a Credit Privacy Number (CPN), which is strictly prohibited and may constitute fraud under federal and state law. I agree to provide a clear copy of my Social Security card for verification. To assist in confirming my identity and verifying my income, I agree to submit a legible copy of a valid government-issued photo ID (such as a driver's license or passport), along with recent pay stubs or an offer letter from my employer. I acknowledge that the \$60.00 application fee per adult applicant (age 18+) is nonrefundable under any circumstances, including but not limited to the property no longer being available, the landlord declining my application, or a lease not being signed. By submitting this application, I release Bev Roberts Rentals, Resident Research, and all other involved parties from any liability related to the use or disclosure of my information for the purposes of application screening.

PET SCREENING. I understand that completing the pet screening process through [OurPetPolicy.com](#) is a mandatory part of the application procedure for any type of pet, including but not limited to dogs, cats, birds, reptiles, rodents, or any caged or tanked animals. The presence of pets may impact the landlord's decision due to the potential for property damage and increased liability. Pet approvals are based on the landlord's specific restrictions and discretion. I understand it is my responsibility to disclose and obtain approval for all pets and to provide clear photos of each pet as part of my application. I am aware that there are circumstances in which a landlord is unable to approve 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 prior to submitting my application. If I am unable to determine the breed mix and my pet shares resemblance with an "aggressive" breed, I understand that the landlord may decide to err on the side of caution and deny my pet. I acknowledge that the pet screening fee and the pet fee are separate, nonrefundable charges. The pet screening fee is payable directly to OurPetPolicy.com for their services rendered during the pet screening process. This fee is currently \$35 for the first pet and \$20 for each additional pet, renewable annually. If my application is denied or I do not move forward with the lease, the fee remains a one-time, nonrefundable charge. This fee is nonrefundable under all circumstances, including but not limited to failure to confirm property availability, a lease agreement not being executed, or the landlord declining my application. My completed pet screening may be valid for use in future applications at properties requiring OurPetPolicy.com screening. If my pet is approved, I agree to execute a pet addendum and pay the nonrefundable pet fee to Bev Roberts Rentals, in the amount determined by the landlord, prior to taking possession of the property.

ASSISTANCE ANIMAL SCREENING. I acknowledge that the landlord will accept my assistance animal upon receipt of a completed Reasonable Accommodation Request, accompanied by valid verification documentation from a qualified healthcare professional, as defined under the Fair Housing Act. I further acknowledge that documentation or certifications obtained online from sources not involving a bona fide patient-provider relationship generally do not meet the verification standards required by federal law. I agree to complete the assistance animal screening process through [OurPetPolicy.com](#), a secure and HIPAA-compliant platform, where I will submit my Reasonable Accommodation Request and all supporting documentation. My request will be reviewed by a third-party legal team to ensure compliance with applicable laws. There is no fee to submit a valid and verifiable request. However, if the documentation cannot be verified or is determined to be invalid, a fee may apply. I understand that knowingly submitting false, misleading, or forged documentation in an effort to obtain housing accommodation may constitute obtaining property by false pretenses under [N.C.G.S. §14-100](#) or forgery under [N.C.G.S. §14-119](#), both of which are felony offenses. Prior to possession of the property, I agree to execute an assistance animal addendum. No additional deposits or fees will be charged for approved assistance animals.

PET MISREPRESENTATION NOTICE. I understand that I am required to fully and truthfully disclose all pets that will reside at the property, whether permanent or temporary basis, at the time I submit this application. This includes, but is not limited to, dogs, cats, birds, reptiles, rodents, and any caged or tanked animals. I acknowledge that the presence of pets is a material factor in the landlord's tenant selection process. I further understand that intentionally omitting any or all pets from my application or pet screening process, or misrepresenting a pet as an assistance animal in order to avoid pet fees, deposits, restrictions, or to gain housing approval or any other benefit, constitutes material misrepresentation. Such actions may be deemed obtaining property by false pretenses under [N.C.G.S. §14-100](#) or forgery under [N.C.G.S. §14-119](#), both of which are felony offenses under North Carolina law. If it is discovered after application approval, following lease execution, or at any point during my tenancy, that I failed to disclose any pets, I may be subject to: a) Denial of my application and forfeiture of my earnest money deposit; b) A \$500.00 unauthorized pet fine per pet; c) Required completion of the pet screening process and payment of the associated fees; d) A nonrefundable pet fee; e) Immediate execution of a pet addendum; b) Immediate removal of the unauthorized pet; f) Issuance of a lease violation notice, with potential remedies including lease termination, summary ejection, and recovery of legal fees. By submitting this application, I certify that all pet related information I have provided is complete and truthful. I understand that failure to comply with these requirements may result in application denial, substantial fines and fees, lease termination, or legal action. I hereby release and hold harmless Bev Roberts Rentals, the landlord, and OurPetPolicy.com from any liability arising from consequences related to false or forged documentation submitted by me. I accept full responsibility for the legal consequences of any such actions.

EARNEST MONEY. If my application is accepted by the landlord, I understand that I am required to provide Bev Roberts Rentals with an earnest money deposit equal to one month's rent prior to the preparation of the lease agreement. I agree to submit the earnest money in [Certified Funds](#) only ([Obligo](#), cashier's check, or money order). This earnest money deposit represents my good faith commitment to lease the property upon acceptance of my application. It will be held in Bev Roberts Rentals' trust account and applied to the first month's rent upon occupancy. I acknowledge that, upon acceptance of my application, the landlord will decline all other pending applications and mark the property as contingent while awaiting execution of the lease. If I fail or refuse to execute the lease agreement for any reason after being notified of the landlord's acceptance, I agree that the landlord may retain the full earnest money deposit as liquidated damages. This is not a penalty but a reasonable estimate of the damages the landlord may incur, including the loss of other qualified applicants, the time the property remains off the active market, and additional administrative efforts required to re-market the property. I further understand that in order to take possession of the property, I must fully execute the lease agreement and satisfy all additional financial obligations outlined in the lease, including the required security deposit and any other applicable fees or charges.

REVISIT FEE. If I choose to revisit the property for additional viewings, I agree to pay Bev Roberts Rentals a nonrefundable revisit fee of \$50.00 per visit. This fee applies to all activities during the revisit, including but not limited to measuring the property, showing the property to family members or acquaintances, and taking photographs or videos of the premises. I understand that this fee is intended to cover the agent's costs related to time, transportation, and effort involved in conducting such revisits. I agree to pay this fee in certified funds (such as cash, cashier's check, money order, or Obligo) prior to each revisit and prior to accessing the property.

CONCIERGE UTILITY CONNECTION. Bev Roberts Rentals offers a complimentary utility concierge service to assist me with setting up utility connections and obtaining competitive rates and promotions. [Citizen Home Solutions](#), acting as the designated utility concierge, may contact me regarding the setup of utility services, including telephone, cable/satellite TV, and security monitoring. By submitting this application, I consent to Bev Roberts Rentals sharing my contact information with Citizen Home Solutions for the purpose of facilitating these services. I understand that I may schedule a call with Citizen Home Solutions at my convenience by visiting www.myfreeconnection.com/bevrobertsrentals.

SECURITY DEPOSIT ALTERNATIVE. If my rental application is approved by the landlord, Bev Roberts Rentals may provide me with a secure link to [Obligo](#) to facilitate certified move-in payments online. I understand that, if I qualify, I may have the option to rent deposit-free through Obligo, thereby avoiding the upfront cost of a traditional cash security deposit. I acknowledge and agree that all terms and conditions of the lease related to the security deposit shall also apply to the Obligo Billing Authorization (OBA). If I do not qualify for deposit-free renting or choose not to use this option, I understand that I may still pay the required cash security deposit through the Obligo platform. By submitting my application, I consent to Bev Roberts Rentals sharing my contact information with Obligo solely for the purpose of processing move-in payments.

REPRESENTATION. I acknowledge that the agent with Bev Roberts Rentals represents the landlord in this transaction and is compensated by the landlord for such services. While the agent may assist me in identifying, viewing, and leasing properties, services that may appear similar to those provided by a tenant's agent, the agent's fiduciary duties are owed exclusively to the landlord unless otherwise agreed in writing. As a landlord's agent, the agent is obligated to promote the landlord's best interests, including seeking the most favorable terms for the landlord and disclosing to the landlord any material information obtained about me that may influence lease negotiations or the landlord's decision to enter into a lease. If Bev Roberts Rentals is to act as a dual agent, representing both landlord and tenant in the same transaction, all parties must first sign a Disclosure and Consent to 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 required funds must be paid on or before the lease start date, regardless of move-in date.
2. Tenant is responsible for all electronic processing fees set by the third-party providers.
3. If the lease begins mid-month, rent may be prorated based on a daily rate.
4. Rent is due in advance on or before the 1st of each month and is considered late as of the 2nd.
5. A late fee applies after the 5-day grace period, beginning on the 6th.
6. Tenant is responsible for lawn care unless otherwise specified in writing.
7. Property showings may begin up to 60 days before lease end.
8. Subleasing, lease assignment, or unauthorized occupants are prohibited.
9. Security deposit may be held in an interest-bearing trust account; interest belongs to landlord or as directed.
10. Tenant must maintain renters insurance with general liability coverage as outlined in the lease.
11. Tenant is responsible for utility setup and payment unless otherwise stated, with activation required by lease start date.
12. No alterations to the property are allowed without prior written consent from the landlord.
13. Smoking is strictly prohibited inside the property, garage, or enclosed areas.
14. Waterbeds, trampolines, and above-ground pools are prohibited unless otherwise specified in writing.
15. Tenant must comply with all HOA rules and regulations.
16. Tenant agrees to arrange for professional carpet cleaning at move-out.

PETS. Pets will be considered on a case-by-case basis and are permitted only with the landlord's prior written approval. Any approved pet must be documented in the Pet Addendum to the lease. A nonrefundable pet fee and/or additional refundable deposit will be required for each approved pet, as outlined in the Pet Addendum. No unauthorized pets are permitted in or on the premises at any time without prior written consent from the landlord. This prohibition includes, but is not limited to, pet-sitting, temporary pet care, or guests bringing animals onto the property. Tenant shall be subject to a fine of \$500.00 per unauthorized pet, per occurrence, and the landlord reserves the right to pursue all available remedies for default under the lease, including but not limited to termination of tenancy and summary ejection in accordance with North Carolina law.

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 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.

I acknowledge that all representations and agreements made during the application and leasing process, whether verbal or written, are considered binding and enforceable. I certify that I have read, understand, and agree to the terms outlined above. By submitting this rental application, I authorize the landlord and agent to obtain and verify any information necessary to evaluate my application, including but not limited to credit reports, criminal background, eviction history, rental history, employment, and identity. I understand that Bev Roberts Rentals complies with all applicable federal, state, and local Fair Housing laws. Questions regarding the application or rental process may be directed to their office at (919) 306-5665.