

Judy Harrison Broker/Owner

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www.harrisonrealtygroup.com



Rental Application

The undersigned hereby makes an offer to rent the property located at

Lease to begin on _____, 20____, for a term of _____ months at a monthly rental amount of \$ _____.

Shown by: _____ Agent _____ Company

PERSONAL INFORMATION – Full Legal Name

Applicant 1: _____ Social Security #: _____ DOB: _____

Applicant 2: _____ Social Security #: _____ DOB: _____

Applicant 1 Telephone #: Home () _____ Work () _____ Cell () _____

Applicant 2 Telephone #: Home () _____ Work () _____ Cell () _____

Fax Number () _____ Email: _____

Names and ages of dependents and/or other occupants: _____

Pets: DOG # _____ AGE _____ FIXED _____ BREED _____ WEIGHT _____ INSIDE OR OUTSIDE

CAT # _____ AGE _____ FIXED _____ BREED _____ WEIGHT _____ INSIDE OR OUTSIDE

Drivers License # _____ State _____ Expiration Date _____

Vehicle Make & Model _____ Year _____ Tag _____ State _____

Vehicle Make & Model _____ Year _____ Tag _____ State _____

RESIDENCE HISTORY (PAST 3 YRS)

Current Address _____ City _____ State _____ Zip _____

Years at current address _____ Management Company and # _____

Monthly Payment _____ Own _____ or Rent _____ Do you own any real estate? _____

Have you given notice? _____ If you own your home, what are you doing with it when you vacate? _____

Previous Address _____ City _____ State _____ Zip _____

Years at this address _____ Reason for moving _____ Monthly Payment _____

Owners Name or Management Company: _____ Phone Number: _____

Previous Address _____ City _____ State _____ Zip _____

Years at this address _____ Reason for moving _____ Monthly Payment _____

Owners Name or Management Company: _____ Phone Number: _____

EMPLOYMENT INFORMATION

PLEASE PROVIDE INCOME VERIFICATION IF YOU ARE SELF EMPLOYED

Applicant 1: Status: Full time ____ Part time ____ Student ____ Retired ____ Unemployed ____
Employer _____ Start Date _____
Supervisor _____ Supervisor Phone # _____
Business Address _____ City _____ State ____ Zip _____
Income _____ Monthly / Yearly _____ Position: _____

Applicant 2: Status: Full time ____ Part time ____ Student ____ Retired ____ Unemployed ____
Employer _____ Start Date _____
Supervisor _____ Supervisor Phone # _____
Business Address _____ City _____ State ____ Zip _____
Income _____ Monthly / Yearly _____ Position: _____

HAVE YOU EVER: FILED FOR BANKRUPTCY? YES ____ NO ____
BEEN EVICTED FROM TENANCY? YES ____ NO ____
INTENTIONALLY REFUSE TO PAY RENT? YES ____ NO ____

EMERGENCY CONTACT* _____ RELATIONSHIP _____
Address _____ City _____ State ____ Zip _____
Work Number _____ Home Number _____

*Emergency contact person must be someone living outside of your residence

This offer hereby constitutes my offer to the owner of the above-described property, through Harrison Realty Group, hereinafter referred to as "HRG" to lease the premises for the term and upon the conditions set forth in this offer. I hereby tender the application fee of \$_____, (\$50 individual, \$60 married couple) which is non-refundable. I also hereby tender \$_____ as earnest money to be refunded to me if this offer is not accepted by the owner of the above-described property. However, I agree that the earnest money shall be applied to the first month's rent upon acceptance of this offer by the owner. Before I am given possession of the premises, I agree to execute a lease agreement for the premises and pay the security deposit as determined by the owner.

I acknowledge and agree that the earnest money is freely given to the owner and/or owner's agent in consideration of the owner's act of removing the premises from the real estate market in reliance on this offer to lease. Therefore, I agree that if I fail or refuse, for any reason whatsoever, to execute the lease agreement once it has been communicated to me that the offer has been accepted by the owner, I understand and agree that the owner may retain the full amount of the earnest money as liquidated damages, which I freely acknowledge is not a penalty but rather a reasonable expectation of damages which the owner may incur as a result of temporarily removing the premises from the real estate market and attempting to find another party to lease the premises.

Notwithstanding the preceding terms of my offer, I acknowledge and agree that owner and/or owner's agent may terminate this agreement without liability of any kind after owner's acceptance in the event that my offer is not approved due to negative information either contained in my credit report(s) and/or discovered after consulting with rental references. In said event, I have the right to demand and secure the return of the earnest money from owner or owner's agent. Otherwise, the remaining terms of my offer shall control upon acceptance of offer by owner and owner's agent.

I understand and authorize "HRG" and/or any investigative agency employed by "HRG", a full credit history including but not limited to credit report, contacting employers, contacting landlords and verifying criminal background. I hereby release all parties from all liability for any damage that may result from furnishing this information. I hereby acknowledge that the above information is correct to the best of my knowledge.

I understand that my rental offer processing fee of \$50 or \$60, whichever is applicable, is non refundable. I understand and agree that "HRG" will collect from me the equivalent of one month's full rent as earnest money PRIOR to processing my offer. This earnest

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money is given to validate my intention to rent the property upon approval of my offer. I understand the earnest money will be deposited immediately into "HRG" Trust Account.

Once your offer information is processed, we contact the owner of the property to present your rental offer. Please allow time for the owner of the property to consider your offer. If you are denied, a check will be issued to you to refund your earnest money check within two days of check clearance. Upon approval of your offer, a lease will be drafted and arrangements for obtaining signatures made.

The property is available for the advertised lease term. If you request a lease term other than that advertised, the Landlord may request additional rent or may deny your offer.

The property condition of the rental is "as is" unless you specify work you want to be done as a part of your rental offer. Please indicate to the agent and on this form any items that need to be addressed with your offer.

1. _____
2. _____
3. _____
4. _____

All utilities are the responsibility of the tenant unless otherwise specified. Utility service in your name for the rental must commence no later than the lease start date. If you have questions concerning utility service, please ask "HRG". Utility companies may require deposits.

Pets may be permitted at the property on a conditional basis. Pets will be considered case by case with the owner's approval. There may be a non-refundable pet fee or additional deposit required for any pets permitted with the lease.

All rental monies, including pet fees, must be paid on or before the start of your lease date, regardless of whether you take possession at that time.

Standard items "HRG" includes in the North Carolina Residential Rental Agreement are as follows:

1. Lawn maintenance is the responsibility of the tenant unless otherwise specified.
2. The tenant will allow showings of the property, with notification, no later than 60 days prior to the end of occupancy.
3. Rentals beginning other than the first day of the month may be prorated on a daily basis and due the first day of the following month.
4. The tenant is liable for the full rental term specified in the lease. If the tenant breaches the contract, the tenant is liable for
 - Any unpaid rents and any future lost rental monies due to vacancy
 - Any fees incurred by the Landlord to re-let the property, including agency fees for assistance in re-letting the property
 - Any costs necessary to clean/repair property to its original condition.
5. Tenants are required to maintain renter's insurance.
6. The tenant is not permitted to assign the lease to another party or sublet the property in whole or part.

Landlord may hold your security deposit in an interest-bearing trust account. Interest to accrue to the Landlord or as the Landlord directs.

It is understood "HRG" is the agent of the Landlord. If you are asked by a "HRG" representative to sign a Dual Agency Agreement, "HRG" will act as agent for both you and Landlord. "HRG" abides by the Fair Housing Laws of the State of North Carolina. If you have any questions concerning the application and rental process, please contact our office.

I acknowledge and agree that verbal negotiations are binding and enforceable. I have read and understand the provisions provided as stated above.

Applicant Signature

Date

Co-Applicant Signature

Date

