

RAINES PROPERTY MANAGEMENT, INC
RENTAL/CREDIT APPLICATION

OFFICE USE ONLY:

Property Address applied for: _____ \$40.00 Application Fee Pd: __/__/__
Lease beginning date: _____ Monthly rent: _____ Payment Method: _____
Taken by: _____

**** PLEASE NOTE: All information must be completed including the social security # and/or visa # or the application will not be accepted!**

PERSONAL INFORMATION

Name of Applicant: _____ Date of Birth: ____/____/____
Social Security No.: _____ Visa #: _____
Driver's License No: _____ Driver's License from this State: _____
Present Address: _____
Street # City State Zip
Telephone Number: (____) _____ Email Address: _____
Are you a: _____ student, _____ graduate student, _____ non student
Prior Address: _____
Street # City State Zip

EMPLOYMENT INFORMATION

Employer: _____ Position: _____
Employer's Address: _____
Telephone No.: (____) _____ Salary: _____ (Wk. Biwk. Mo. Yr.)
How long have you been employed with current employer? _____

SPOUSE INFORMATION

Name: _____ Date of Birth: ____/____/____
Social Security No: _____ Visa #: _____
Driver's License No: _____ Driver's License from this State: _____
Address: _____
Street # City State Zip
Telephone No.: (____) _____ Email Address: _____
Are you a: _____ student, _____ graduate student, _____ non student
Employer: _____ Position: _____
Employer's Address: _____
How long have you been employed with current employer? _____ Salary: _____ (Wk. Biwk. Mo. Yr)

OTHER OCCUPANTS – UNDER 18 YEARS OF AGE (OVER 18 YEARS MUST BE ON THE LEASE)

_____	_____
_____	_____

PET INFORMATION

Type: _____ Number: _____ Weight: _____ Description: _____

OTHER INFORMATION

Have you or co-applicant ever:

Filed for bankruptcy? _____yes _____no If yes, when? _____

Been served an eviction notice or been asked to vacate a property you were renting? _____yes _____no

Willfully or intentionally refused to pay rent when due? _____yes _____no If yes, when? _____

Been convicted of any misdemeanor or felony other than a traffic violation? _____yes _____no

If yes please explain _____

Emergency Contact #1: _____
Name Phone # Relationship

Address: _____
Street # City State Zip

Emergency Contact #2: _____
Name Phone # Relationship

Address: _____
Street # City State Zip

DISCLOSURE OF BROKERAGE RELATIONSHIP:

Landlord and tenant confirm that in connection with this transaction, the listing broker, leasing broker and their salespersons have acted on behalf of Landlord's representatives.

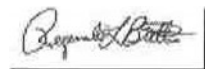
MEGAN'S LAW

You should exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23 (19.2 – 387 et seq.) of Title 19.2: whether the owner proceeds under subdivision 1 or 2 of subsection A of 55-519. Such information may be obtained by contacting your local police department or the Department of State Police Criminal Records Exchange at (804) 674-2000 or the website address www.state.va.us/vsp/vsp.html.

A \$40.00 fee must accompany this application which is non-refundable. A deposit of \$_____ must accompany this application and will become a security deposit provided in the Lease Agreement upon the commencement of the lease term.

Upon the signing of this application and approval of the applicant(s) to become tenant(s) in this residential living unit, the Rental Agent will remove the said unit from the availability rental list. Applicant(s) agree to pay the Landlords the full amount of the deposit should the applicant(s) fail to execute a Lease Agreement and begin paying rent on the date specified in this application for occupancy of the premises. Rental Agent reserves the right to make all appropriate deductions from the deposit to recover the Landlords damages and expenses as allowed to be applicable by Virginia law.

I/We declare all forgoing information is true and correct, and I/we hereby authorize you to conduct a credit check and an appropriate background check to verify information provided by applicant(s) for approval or rejection of this application. My signature below authorizes all parties to release all information regarding this application and rental tenancy to Raines Property Management including for all future collection and garnishment actions. Raines Property Management reserves the right to reject any applicant based upon credit history, rental reference and criminal background. In accordance with Section 555.1-1204 of the Code of Virginia, the undersigned parties hereby acknowledge that with respect to the dwelling as applied for. The Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website (dhcd.virginia.gov/landlord-tenant-resources) pursuant to Section 936-139 Code of Virginia.



Reginald Lee Britts

Landlord or Agent Signature

Printed Name

Date

Tenant Signature

Printed Name

Date

Tenant Signature

Printed Name

Date

Raines Property Management, Inc

1504 N. Main Street. Blacksburg, VA 24060

Telephone (540) 951-0000 Fax (540) 953-0406 www.rainespropertymanagement.com

Landlord Verification Form

TOP SECTION TO BE COMPLETED BY RESIDENT. BOTTOM SECTION TO BE COMPLETED BY CURRENT LANDLORD. IT IS THE RESIDENTS RESPONSIBILITY TO TAKE THIS FORM TO THE CURRENT LANDLORD, AND TO INSURE IT IS COMPLETED AND RETURNED TO RAINES PROPERTY MANAGEMENT.

Raines Property Management address applied for: _____

My Current Landlord is _____

Landlord's Address _____
Street # City State Zip

Landlord's Phone No. (_____) _____ Landlord's Fax No. (_____) _____

Email Address: _____

I hereby authorize the above named landlord to release all information regarding my tenancy at _____ to Raines Property Management.

Signed _____ Date ____/____/____

Raines Property Management has received an application from _____ and your name has been given as a rental reference. We would appreciate you answering the following questions and returning this form to us as quickly as possible.

- 1) How long has the applicant resided with you? _____
- 2) Does the applicant have a lease with you? _____
- 3) Was the lease completed? _____ If no, why not? _____
- 4) What is/was the monthly rent? _____
- 5) Did the rent include utilities? _____
- 6) Did the applicant pay rent on time? _____ If no, how many times late? _____
- 7) Is anyone else on the lease agreement? _____ If yes, how many? _____
- 8) How much security deposit was returned? _____ how much are/were you holding? _____
- 9) Did/does the applicant have any pets? _____
- 10) Do you have any documented complaints about the applicant? _____

Signature of Landlord or Agent _____ Date ____/____/____

Title _____ Print Name _____

Raines Property Management, Inc

1504 N. Main Street. Blacksburg, VA 24060

Telephone (540) 951-0000 Fax (540) 953-0406 www.rainespropertymanagement.com

**** PLEASE NOTE: All information MUST be completed including the social security number and no alteration can be made on this form or the application will not be accepted – there are NO exceptions!**

Guarantee of Payment

Please print – we must have legible information

Date: ____/____/____ Unit: _____

In consideration of Raines Property Management Division leasing an apartment to _____ for a term of _____ months. I, _____ do hereby sign this document as a guarantor of the timely performance of his/her responsibility under the lease term of which begins on or about ____/____/____ and *all subsequent renewals, modification, subleases and/or extensions.*

Guarantor's Name: _____ Date of Birth ____/____/____

Social Security No.: _____ Relationship to the applicant: _____

Present Physical Address: _____
Street # City State Zip

Present Mailing Address: _____

Phone No: (____) _____ Email Address: _____

Employer: _____ Occupation: _____

Employer's Address: _____
Street # City State Zip

Employer's Phone No.: (____) _____

How long employed? _____ Income: _____ (Mo. / Yr.)

Signature of Guarantor _____ Date signed ____/____/____

Notice to Guarantors

You are being asked to guarantee the debt for the above-described lease. If the resident fails to pay the debt you will be responsible. You may have to pay in full the debt for all charges associated with the lease including damages, late charges and collection costs. The management company can collect this debt from you without first trying to collect from the lessee. The management company can use the same collection methods against you as the lessee. If the lease is ever in default, then it may become part of your credit record. The signature of this form also authorizes the management company to conduct a credit check to verify information or accept the guarantor.