



HODGES & FOOSHEE
REALTY, INC

1404 17th Ave S Alicia Brim 615.300.7024
Nashville, TN 37212 Office 615.538.1100

Rental Application



Date _____ Property Address _____

Rental Amount _____ Target Move-In Date _____

Full Name _____ Social Security # _____

Driver's License # _____ State _____

Email Address _____

Phone Number _____

Present Address _____ City _____ State _____ Zip _____

How Long? _____ Rent Amount _____ Reason For Moving? _____

Landlord's Name _____ Address _____ City _____

State _____ Zip _____ Landlord's Phone# _____

Have you given notice to vacate? _____

If less than two years at present address , please list previous address:

_____ City _____ State _____ Zip _____

How Long? _____ Rent Amount _____ Reason For Moving? _____

Landlord's Name _____ Address _____ City _____

State _____ Zip _____ Landlord's Phone# _____

Employer _____ **Address** _____

City _____ State _____ Zip _____ Phone _____

How Long? _____

Supervisor / Human Resource Contact Supervisor / Human Resource Contact Name _____

Job Title _____ **Start Date** _____

Hourly Rate _____ **#Hours Per Week** _____ **or Salary** _____ **per month.**

Other Income _____

Bank _____ **Phone#** _____ **Account #** _____

Address _____ **City** _____ **State** _____ **Zip** _____

Type of Account Checking _____ Savings _____ Loan _____

Bank _____ **Phone#** _____ **Account #** _____

Address _____ **City** _____ **State** _____ **Zip** _____

Type of Account Checking _____ Savings _____ Loan _____

Credit References / Monthly Obligations

1. _____ **Balance** _____ **Monthly Payment** _____

2. _____ **Balance** _____ **Monthly Payment** _____

3. _____ **Balance** _____ **Monthly Payment** _____

Do you have Pets? _____ **How many and what kind?** _____

Please note there is a pet application and fee of \$50.00 due at the time of this application.

Does Applicant(s) have an arrest record? _____ **Have you or spouse ever been evicted or foreclosed?** _____

Are you or spouse attempting to file bankruptcy? _____ **Are you currently in bankruptcy?** _____ **If so**

Has it been discharged or dismissed? _____ **When?** _____

Do any of the applicants smoke? _____ **Please note no smoking is allowed inside the property.**



Next of Kin Emergency Contact Name _____, Relationship _____
Phone# _____ Address _____

How many Vehicles do you own? _____

Vehicles

1. Make _____ Model _____ Year _____ License# _____ State _____
2. Make _____ Model _____ Year _____ License# _____ State _____

Please list any boats, trailers or recreational vehicles with registration numbers.

Please note that homes located in HOA subdivision have strict policies on parking. Local Codes do not allow for unregistered boats, trailers or vehicles, or parking on the grass.

Please Names of all other occupants that will be living in the home.

In the event the applicant does not fulfill the lease agreement or excessive damage is done to the unit, applicant agrees to forfeit deposit. If applicant is notified that the application is approved and refuses for any reason to enter into the owner's standard lease agreement or fails to occupy the property, the owner will retain the deposit. If applicant does not return all keys to mailboxes and home and garage door openers, owner may retain all of the deposit.

Applicant agrees that the information provided in this application is true, correct and complete. Any misrepresentation or omission of fact on this application may result in applicant not being approved and or lease will automatically become null and void. I authorize verification from any source listed on application and an investigative consumer report may be obtained whereby information is secured by conducting criminal records check, driving record and credit history. _____ (Initial) All

Applicants 18 and over must fill out and sign an application.

Fair Housing: Hodges & Fooshee Realty, Inc., Agents and Property Managers affirmatively promote fair housing and obey all applicable housing laws (specifically title VIII of the civil rights act of 1968 as amended, and the civil rights act of 1866. We will not discriminate against any applicant for housing on the basis of race, color, religion, national origin, sex, marital status, familial status or handicapped status.

Please include a copy of your driver's license or other state issued id, application fee, and security deposit with this application. If you have pets, please include pet application with this application.

Applicant Signature _____ Date _____

Manager _____ Date Approved _____

If not approved, reason. _____

Alicia Brim Cell – 615-300-7024 email alicia@aliciabrim.com
Hodges & Fooshee Realty, Inc. Office 615-538-1100 FAX - 615-292-9623
1404 17th Avenue South, Nashville, TN 37212

PERMISSION TO RELEASE RECORDS
CREDENTIALS VERIFICATION SERVICES, INC.

***SIGNATURES MUST BE "HAND-SIGNED" in BLACK INK**

Applicant #1: NAME: (PRINT) _____

Address: _____ Apartment Unit # _____

City: _____ State: _____ Zip: _____

SOCIAL SEC. # _____ DOB: _____

*

Applicant's HAND SIGNED Signature

Date

As part of the rental screening process, I authorize Credentials Verification Services, Inc. to obtain my criminal, credit and rental history, employment verification, (including salary), and enrollment.

I give my consent and authorize the release of these records to Credentials Verification. The property I am applying for is:

Address: _____ City _____ State _____

Name of owner/Landlord/agent/manager: Alicia Brim Hodges & Fooshee Realty, Inc.

NOTE:

***** Once this application is turned in, it can not be returned or refunded. *****



Statement of Rental Policy

Application:

A \$65.00 NON –REFUNDABLE cash / money order Application Fee, PER PERSON 18 and over, and a separate check or money order for the security deposit, equal to one month's rent, is due at the time of application in order to be processed.

We will verify and make our decision based on your rental history, employment history, credit and criminal history and ability to pay. Applications must be filled out completely. If you are breaking your lease, being or have been evicted, owe another property management company or owner money, filed bankruptcy or provide false information, you may be rejected.

Applicant agrees that the information provided in this application is true, correct and complete. Any misrepresentation or omission of fact on this application may result in applicant not being approved and or lease will automatically become null and void. I authorize landlord or landlord's agent to verify from any source listed on application and an investigative consumer report may be obtained whereby information is secured by conducting criminal records check, driving record and credit history. _____ (Initial)

All Applicants 18 and over must fill out and sign an application. We strive to process applications within 2 business days, however it depends upon how long it takes for your references to respond. If we are unable to contact your references due to lack of information provided or no response, your application may be turned down and the security deposit will be refunded with a letter stating the reason. If your employer uses the "Work Number", you will be asked to print and provide your employment / payroll verification.

If your application is NOT Approved, you will receive the security deposit back with a letter stating the reason you are not approved. This will be mailed to the current address listed on this application.

Security Deposit:

If approved, your security deposit in the amount of one month's rent will be deposited into a non-interest bearing account at Regions Bank within two business days of approval. In the event the applicant does not fulfill the lease agreement or excessive damage is done to the unit, applicant agrees to forfeit deposit, and pay damages over and above the amount of the security deposit and any lease breaking fees, attorney fees and court cost as described in the lease. If applicant is notified that the application is approved and refuses for any reason to enter into the owner's standard lease agreement or fails to occupy the property, the deposit will be used to pay a cancellation fee equal to the amount of the deposit.

If applicant does not return ALL KEYS to mailboxes, pool, home, and garage door openers if any, at the time of vacating, owner may retain all of the deposit.

Lease:

Once approved, the lease will need to be signed and commence no later than two weeks of approval. A certified check in the amount of one full month's rent will be paid prior to keys being turned over. Utilities shall be turned on into your name immediately after the lease signing and owner will disconnect utilities out of their name immediately after lease signing. If you move into the unit mid-month, the next month's rent will be prorated.

Pets: Pets are approved on a case by case basis. This includes birds, snakes, and any living creature in the property. Please inquire about the pet policy for the property you are applying for, BEFORE applying for the property. There is a \$450. Non refundable pet fee , for the 1st pet, if the owner will allow pets. No aggressive breeds or exotic animals are allowed. We do not allow pet sitting and/or pets to visit even temporarily. If we find a pet at the property without a pet agreement, you will be charged \$450.00 plus \$10.00 a day until the pet is removed. Please complete the pet application and submit with this application. SERVICE ANIMAL/ESA/THERAPY animals are accepted and exempt from pet fees with the proper documentation from your health care provider.



Statement of Rental Policy (continued)

Rent: Is always due on the first day of the month. There is 10% late fee due at the time of payment, postmarked after the 5th day of the month. If the 5th day falls on a National Holiday or Saturday or Sunday, the rent will need to be postmarked the following business day to avoid the late fee. The rent will be considered late no matter what the reason, if received after the above described circumstances and the late fee is due immediately and included with the rental payment after the late date.

Parking: In most cases only 2 vehicles per property are allowed on the majority of our properties. Some properties allow only one vehicle, due to parking restrictions. No boats, trailers, commercial vehicles, construction equipment or RVs are allowed on or in front of property. All vehicles need to have current tags and must be operable at all times. No parking is allowed on non-paved or non-gravel areas. This is a codes violation.

Vacating: A 30 day notice to vacate must be given. All carpets must be professionally cleaned and a paid invoice provided at move-out. The home shall also be left in clean sanitary condition, including oven, refrigerator, bathrooms flooring etc., and all trash and debris shall be removed from the premises at move-out. The security deposit refund is subject to all conditions of the lease to be met.

Illegal Activity / Drugs: Will not be tolerated at any time on the premises.

Fair Housing: Hodges & Fooshee Realty, Inc., Agents and Property Managers affirmatively promote fair housing and obey all applicable housing laws (specifically title VIII of the civil rights act of 1968 as amended, and the civil rights act of 1866. We will not discriminate against any applicant for housing on the basis of race, color, religion, national origin, sex, marital status, familial status or handicapped status.

Please include a copy of your driver's license or other state issued id, application fee, and security deposit with this application. If you have pets, please include pet application with this application.

Applicant Signature Date _____

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