



Best Choice Property Management, LLC
POB 1104 Easley, SC 29641

Rental Qualifications (rev 10-14-12)

- A **\$40.00 Non-Refundable** Application Fee must accompany the application (**Cash, Money Order only**)
- If pets are allowed on property, a minimum \$250 Non-Refundable Pet Deposit will be due prior to moving in
- Maximum number of people allowed to occupy a dwelling are two (2) people per bedroom
- Minimum Term of Lease is 12 months unless otherwise specified by Landlord
- Self employed applicants must supply documentation of income such as tax returns, bank statements or a notarized CPA document OR
- **Copies of past month's pay stubs must accompany application**
- Satisfactory reference from present and/or previous landlord (unrelated to applicant) must be obtainable
- **Copy of driver's license(s) must accompany application**
- Minimum score on credit report should be at least 580 **unless some verifiable, extenuating circumstances caused a one-time problem**
- **Security Deposit equal to one month's rent is due upon signing the Lease Agreement** and will be placed into an account retained by Landlord
- Once the Lease is signed, the Security Deposit **WILL NOT** be refunded should the Applicant/Lessee withdraw from their obligation. **Deposit will be forfeited**
- Landlord or their representative reserves the right to inspect occupied leased property with written 48 hour notice give to the Tenant
- Landlord shall comply with the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, disability or familial status in accordance with the 1988 Fair Housing Amendment

WE HAVE A "NO TOLERANCE" POLICY FOR PAYING RENT LATE. IF YOU CAN NOT PAY YOUR RENT BY THE 1ST OF EA MONTH DUE TO YOUR PAY SCHEDULE, YOU MUST PROVIDE THIS INFORMATION PRIOR TO RUNNING YOUR APPLICATION. YOUR PAYMENT SCHEDULE MUST BE APPROVED BY THE OWNER. IF THIS INFORMATION ISN'T PROVIDED TO US UP FRONT YOUR RENT IS EXPECTED TO BE PAID ON TIME.

If you should have any questions, please call Judy at 864-569-5009

Applicant signature: _____ Date: _____





Authorization to Release Consumer Information

The undersigned authorize Resident Research, LLC, the landlord or any of its agents to obtain and investigative consumer credit report including but not limited to credit history, criminal record history, eviction record history, and a sex offender registry search in conjunction with my application for residency at a property under their management/ownership.

Furthermore, I authorize the release of information from all current and/or previous landlords employers and/or bank representatives. This investigation is for the purpose of evaluating my worthiness of tenancy and all information that is compiled in this background investigation is strictly confidential and will not be shared with any other party.

I hereby hold my current and former Employers, current and former landlords, Resident Research, LLC, Landlord or any of its agents free and harmless of any liability for any damages arising out of any improper use of this information.

I understand that tenancy can be denied if any information within my application is found to be false or misrepresented in any way. If any items are found to be untrue after residency has begun I understand that my lease may be immediately terminated and I will be asked to leave the property immediately.

APPLICANT INFORMATION			
Last Name	First	Middle	Maiden or Former Name
Date of Birth	SSN	Driver's License #	State
Current Address	City	State	Zip Code:

Applicant's Signature **Date**

RESIDENTIAL RENTAL APPLICATION

Property Address	Date of Application
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Applicant Information

Last Name	First	Middle	Jr./Sr./III	
Date of Birth	SSN	Driver's License #	State	Expires
Cell Phone	Home Phone	Email Address	Maiden or Former Name	

Applicant Residency History

Current Address	Move In Date:	Lease Expires:		
City	State	Zip	Rent or Own?	Monthly Payment?
Landlord Name	Landlord Phone	Reason for Leaving?		
Previous Address	Move In Date:	Move Out Date:		
City	State	Zip	Rent or Own?	Monthly Payment?
Landlord Name	Landlord Phone	Reason for Leaving?		

Co-Applicant Information

Last Name	First	Middle	Jr./Sr./III	
Date of Birth	SSN	Driver's License #	State	Expires
Cell Phone	Home phone	Email Address	Maiden or Former Name?	

Co-Applicant Residency History

Current Address	Move In Date:	Lease Expires:		
City	State	Zip	Rent or Own?	Monthly Payment?
Landlord Name	Landlord Phone	Reason for Leaving?		
Previous Address	Move In Date:	Move Out Date:		
City	State	Zip	Rent or Own?	Monthly Payment?
Landlord Name	Landlord Phone	Reason for Leaving?		

Other Occupants

(LIST NAMES OF ALL PERSONS UNDER 18 WHO WILL OCCUPY THE UNIT. ALL APPLICANTS 18 OR OVER MUST COMPLETE A SEPARATE APPLICATION.)

Full Name of Minor	Relationship
Full Name of Minor	Relationship
Full Name of Minor	Relationship
Full Name of Minor	Relationship

Pets

Do You Have Any Pets?	Are All Pets Current w/Vaccinations?	
Type	Weight lbs.	Breed
Type	Weight lbs.	Breed

Emergency Contacts

Name of Family Member		Relationship	Phone #	Email	
Address		City	State	Zip	
Name of Family Member		Relationship	Phone #	Email	
Address		City	State	Zip	

Employment Information

Applicant's Employer		Start Date	Monthly Income	Phone #	
Employer Address		City	State	Zip	
Co-Applicant's Employer		Start Date	Monthly Income	Phone #	
Employer Address		City	State	Zip	

Other Income to Consider

Alimony/Child Support	\$	Name & Address of Payer:
Social Security	\$	Description of Benefits:
Pension/Retirement	\$	Name or Source of Payments:
Public Assistance	\$	Name of Assistance Program:
Other	\$	Describe:

Automobile

Vehicle 1	Year	Make	Model		
Color		License Tag	State	County	
Vehicle 2	Year	Make	Model		
Color		License Tag	State	County	

Describe any other vehicle, motorcycle, trailer or boat you intend to store or park at the property:

Mandatory Screening Questions

1) Have you ever been evicted or a defendant in an eviction action?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	
2) Have you ever filed for bankruptcy, or are you currently in the process of filing bankruptcy?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	
3) Do you owe any other landlords a balance?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	
4) Have you ever been asked to move because of a lease violation of any kind?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	
5) Have you ever been convicted of a Felony?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	If So, What Charge & Date of Offense:
6) Have you ever been convicted of a Misdemeanor?	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	If So, What Charge & Date of Offense:

EACH APPLICANT MUST ATTACH A COPY OF THEIR DRIVER'S LICENSE OR STATE ISSUED IDENTIFICATION TO THIS APPLICATION, IN ORDER FOR IT TO BE PROCESSED.

AUTHORIZATION TO RELEASE CONSUMER INFORMATION

Each person twenty (18) years of age or older must complete and sign an application. If a co-signer is necessary, the co-signer must also complete and sign an application, or guarantor form. \$_____ Non-refundable processing fee (per applicant) will be collected with this application, in order to process the consumer reports on each applicant. Holding Deposits are accepted, in some cases, and are applied to the security deposit when approved applicant signs a lease. If the applicant is not approved, the deposit is refunded. The "deposit" is non-refundable if the applicant is approved and chooses not to rent the property. Please completely fill in your application. If you do not, we will not be able to process the application successfully.

Lease tenancy will be denied if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated immediately, and you will be asked to leave the property. We verify your current and past employment, your current and past rental and eviction history, run a full credit report, and review all criminal records within the last 20 years on a nationwide scale. All applicants are processed without regard to race, color, religion, sex, handicap, familial status or national origin.

It is to advise that I, the undersigned, hereby authorize Resident Research, LLC, acting as the landlord's designated screening organization for the above-referenced rental property, to obtain a consumer credit report from any or all 3 credit bureaus, conduct a nationwide criminal records search, and a nationwide eviction search, to determine eligibility for tenancy and assessing credit worthiness.

Signature of Applicant	Print Applicant Name	Date Signed
Signature of Co-Applicant	Print Co-Applicant Name	Date Signed