

BLAKE HOMES LEASE APPLICATION _____

(property address)

Date Applied: _____ **Your Soonest Move-in/Lease Date:** _____

The Application Fee is \$50 per application per adult resident, and applications are required for all adults over 18 in the home. The application fee is non-refundable whether the application is approved or denied. Our leases are for one year.

Last Name _____ First Name _____

Middle Name _____ Social Security # _____

Date of Birth _____

Home Phone _____ Cell phone _____

Current Address _____

Driver's License Number & State _____

Email Address: _____

Banking References:

Bank Name (Checking Acct) _____ Phone _____

Bank Name (Savings Acct)) _____ Phone _____

Personal References (Not Related to Applicants):

Name/Relationship _____ Phone _____

Name/Relationship _____ Phone _____

Persons who will occupy the Premises:

Name _____ Name _____

Name _____ Name _____

Animal Registration (prior approval and deposit required)

Number of animals you own that will reside at property: _____

Animal # 1: Name: _____ Type of Animal: _____

Breed _____ Age: _____ Weight: _____ Sex: _____

Spayed/Neutered: _____ Vaccination record current and available _____

Does your animal bite or have any history of aggressive behavior? No _____ Yes: _____

Applicant Initial _____

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Animal # 2: Name: _____ Type of Animal: _____

Breed _____ Age: _____ Weight: _____ Sex: _____

Spayed/Neutered: _____ Vaccination record current and available _____

Does your animal bite or have any history of aggressive behavior? No _____ Yes: _____

Veterinarian name, address and phone number: _____

Restrictions On Animals:

1. The only acceptable animals are small to medium dogs, cats, fish and birds. Large breeds of dogs, or animals which demonstrate aggressive behavior, are not allowed. See Resident Criteria page for full animal policy – certain breeds are excluded.
2. No animal weighing more than 80 pounds at adult maximum growth is permitted.
3. No more than two (2) animals will be allowed on the premises.
4. Damages to lawns, grounds, doors, screens, or any part of the premises will be charged against deposits.
5. A portion of the animal deposit will be non-refundable and used to professionally clean and scotch guard any carpet in the house.

Other Restrictions: Smoking is NOT permitted on this property, by anyone at any time.

Has the applicant or any member of this household (if yes include a written explanation):

Been convicted of a felony? Yes/No _____

Been convicted of a violent crime? Yes/No _____

Been evicted from a property? Yes/No _____

Been sued for rent or damages to rental property? Yes/No _____

Filed suit against a landlord/leasing agency? Yes/No _____

Broken a rental contract or lease agreement? Yes/No _____

What is your expected length of time to stay in the property? _____

It is understood that this application is subject to approval by the Landlord and, if the application is not approved, any deposits/fees paid in will not be returned to the Applicant. **If the application is approved, Applicant has 24 hours to pay in the Security Deposit and/or other monies requested by the Landlord. If Applicant fails to post the Security Deposit within the allotted 24 hours, the Landlord shall thereafter be free to rent the Premises to other Applicants.** After the Applicant pays a deposit to hold the Property and Landlord removes it from the market, the related funds are at risk of forfeiture. **If Applicant fails to sign the lease and pay the first month's rent within 5 days of approval, the Landlord shall retain all monies received as liquidated damages for lost rent and expenses incurred.** If the Premises become unavailable, after approval of the Application, the Landlord shall refund all monies paid to the Applicant. This Application becomes part of the Rental Agreement when Applicant is approved by the Landlord.

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I acknowledge receipt of Resident Criteria and Credit and Leasing Policy. I have read and understand the criteria from which my application will be approved. Applicant represents that all of the information and statements provided are true and complete. By execution of this application, I hereby authorize Michael and/or Mia Blake to make such investigations into my credit, employment, rental history, civil and criminal history as they may deem appropriate and release all parties from all liability for any damage that may result. False information given on this application shall be grounds for owner's rejection of this application with no refund of application fee(s), security deposits, termination of right of occupancy and Lease Agreement and may constitute a criminal offense. Applicant agrees and provides this information with the understanding that lessor, may, at their option, report said information to established reporting agencies. Applicant hereby releases lessor from any liability thereof. This application is preliminary only and does not obligate owner or owner's agent to execute a lease.

CREDIT & LEASING POLICY We have established the following policies for approval of Lease Applications: We must obtain a favorable credit report from the credit bureau of our choice. This report must be substantially free of bad debts, liens, collections, or past due reports. Some leeway may be allowed on medical and certain other accounts. We decline to lease to persons who have collections from, lawsuits against or unpaid debts to landlords, management companies, and/or amounts related to prior tenancies. Other housing related collections or debts to utility, telephone, or cable companies may also be grounds for declining an Application, but may be approved if the related debt is paid off and proof of payment is provided to us. Additional security deposits may also be required. Photo identification proving citizenship is required (driver's license, passport, etc.) Late payments or returned checks are grounds for denial. Applications are not approved until credit, rental history, and the income requirement are all verified. It is our policy to obey the spirit and the letter of all non-discrimination laws including the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968) and the local Fair Housing Ordinance. We do not discriminate against any applicant for housing on the basis of race, color, religion, sex, handicap, familial status, or national origin.

RESIDENT CRITERIA - ALL APPLICANTS WILL BE CONSIDERED ON THE FOLLOWING BASIS:

1. All members of the household 18 years of age or older must submit an application and be a party on the lease.
2. Applicant will be of legal age (18 years) to contract. Emancipations are not accepted to fulfill this requirement.
3. A valid photo ID is required to lease a property and must not be expired over 30 days. We accept the following identification cards: State issued driver's license or ID Card (states within U.S.A.), military ID with photo, alien registration ID with photo, and international passports.
4. Income requirements: Net monthly income per household must be three times the amount of monthly rent. We require least two years' verifiable continuous employment with reports from the employer and documents supporting income requirement.
5. Each applicant in the household must have at least two years' verifiable good rental or mortgage payment history from one or more sources and the reports from the previous landlord or mortgagee must be favorable. No family references accepted.
6. Credit references must show timely payments on all debts. Most consideration will be given to housing debt, but medical, student and revolving debts may be considered detrimental if they show poor payment history.
7. An animal deposit is required for animals as follows: animals 35 lbs and under require a \$250 deposit with an extra \$100 for a second animal of same weight range. Animals larger than 35 lbs - 80

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lbs require a \$350 deposit and an extra \$200 for second of same weight range. Animals larger than 80 lbs at full growth are not allowed.

8. A picture of your animal is required prior to final acceptance of your application. Dogs of the following breeds or any mix of following breeds are not accepted; Akita, Chow, American Stratfordshire terrier, German Shepherd, Presa Canario, Pit bull, Rottweiler, Doberman, Wolf hybrid.

9. Persons convicted of felonies, violent crimes, or multiple misdemeanors will be denied residency.

10. False information given on this application shall be grounds for rejection of this application.

The Lease/Application Fee is a non-refundable fee and is due from all who will be party to the lease (all adult residents over 18 years of age and any co-signers) before application will be processed.

Applicant's Signature: _____ **Date:** _____

OFFICE USE ONLY:

Address of Property: _____

Application fee received: _____ **Amount:** _____ **Check #** _____

Sec. Dep. Due: \$ _____ ; **Collected:** \$ _____ **By:** _____ **Date:** _____

Animal Dep. Due: \$ _____ ; **Collected:** \$ _____ **By:** _____ **Date:** _____

Monthly Rental Amount: \$ _____ **Move-in Date:** _____ **Lease Expiration Date:** _____

Application Approved On _____ **Application Approved by:** _____

Applicant Notified Of Approval/Denial On _____ **Application Fee Received:** \$ _____

(\$25/ person)

Comments - Include Explanations of Special Agreements requiring the approval of Owner:

Rental Applicant's Employment History Verification

APPLICANT TO COMPLETE TOP PORTION ONLY. WE WILL SEND THIS FORM TO YOUR HUMAN RESOURCES DEPARTMENT TO VERIFY ALL THE INFORMATION YOU SUPPLY.

Applicant: We require two years' verifiable continuous employment and reports from the employer with documents supporting income (attach pay stubs or W-2s), to confirm that the Applicants' net income after deductions is at least three times the monthly rental expense. If you have not been continuously employed with the same employer for two years, make additional copies of this form and supply one copy for each employer over the previous two-year period.

Rental Applicant's Name _____

Employer Contact Information

Employer Name _____

Address _____ Current position _____

Length of time/dates employed at this job _____

Net monthly income _____ H.R. Contact Name _____

Phone _____ Email _____

Notes: _____

By execution of this application, I hereby authorize Michael and/or Mia Blake to make such investigations into my credit, employment, rental history, and criminal history as they may deem appropriate and release all parties from all liability for any damage that may result. False information given on this application shall be grounds for owners' rejection of this application with no refund of application fee(s), security deposits, termination of right of occupancy and Lease Agreement and may constitute a criminal offense. Applicant agrees and provides this information with the understanding that lessor, may, at their option, report said information to established reporting agencies. Applicant hereby releases lessor from any liability thereof. This application is preliminary only and does not obligate owner or owner's agent to execute a lease.

Applicant's Signature: _____ **Date:** _____

EMPLOYER TO COMPLETE THIS PORTION TO VERIFY POTENTIAL TENANT'S SUPPLIED INFORMATION ABOVE:

Employer: please review, complete form and email Blake Homes at blakehomesokc@gmail.com as soon as you can. Thank you!

Length/dates of employment _____ Net monthly salary/income \$ _____

Comments/Notes (i.e., bonus, commissions, non-salaried pay structure, etc.): _____

Verified by/Signed _____ Date _____

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Rental Applicant's Rental History Verification

APPLICANT TO FILL OUT THE TOP PORTION ONLY. WE WILL SEND THIS FORM TO YOUR LANDLORD TO VERIFY THE INFORMATION YOU HAVE SUPPLIED.

Applicant: We require favorable rental/mortgage history for the last two years. Attach additional copies of this form as necessary to supply info for the last two years.

Rental applicant's Name _____

Current/Previous Landlord/Property Manager Contact Information

Name _____ Phone _____

Email _____

Address of Current/Previous Rental Unit _____

Tenant's Move-in and Move-Out dates _____ Monthly rent \$ _____

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Applicant's Signature _____ **Date:** _____

CURRENT/PREVIOUS LANDLORD TO COMPLETE THIS PORTION TO VERIFY APPLICANT INFORMATION SUPPLIED ABOVE.

Current/previous landlord: please review, complete and email to Blake Homes at blakehomesokc@gmail.com as soon as you can. Thank you!

Rent paid on time? Yes ___ No ___ Would you rent to this tenant again? Yes ___ No ___

If rent not paid, did you have to give legal notice to be paid? Please provide any details regarding non-payment of rent:

Any other lease violations? Please provide details and outcome:

Was proper notice for move-out given and was property left in good condition? If not, please explain:

Any other problems or complaints you would like to relay regarding this tenant?

Verified by/Signed by _____ Date _____

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