

OAKLAND PROPERTY SERVICES, INC.

Property Address _____ Apt. # _____ Heard of us how? _____
Rent _____ Security Deposit _____ Lease Term From _____ To _____
Utilities Paid by Resident: None _____ Heat _____ Electricity _____ Water/Sewer _____ Gas _____
Promised repairs or improvements None _____ By (date) _____
Will you have pets? _____ What kind? _____
(Separate written permission is required to have pets. Exotic pets are not permitted.)

GENERAL INFORMATION FOR OCCUPANCY: (List ALL persons to reside in the apartment.)

Name _____ Age 18 or over? _____ S.S.# _____
Coapplicant _____ Age 18 or over? _____ S.S.# _____
Coapplicant _____ Age 18 or over? _____
Coapplicant _____ Age 18 or over? _____

EVICTION INFORMATION Have you ever been evicted? _____

HOUSING INFORMATION (Where have you been living the last two years? Attach additional sheet if necessary.)

Present Address _____ City _____ State _____ Zip _____
Present Landlord _____ Landlord's Day Phone _____
Lease From _____ To _____ Reason for Leaving _____

Previous Address _____ City _____ State _____ Zip _____
Previous Landlord _____ Landlord's Day Phone _____
Lease From _____ To _____ Reason for Leaving _____

FINANCIAL AND CREDIT INFORMATION (Please list income from each current job separately.)

Current Employer _____ Position _____ How Long? _____
Address _____ Business Phone Number _____
Income \$ _____ /month/week/hour Hours per week _____

Current Employer _____ Position _____ How Long? _____
Address _____ Business Phone Number _____
Income \$ _____ /month/week/hour Hours per week _____

Will you be getting a guarantor (co-signer)? _____

Do you wish to receive a written explanation of denial of tenancy? Yes _____ No _____

Driver's License Number _____ State _____
Year/Make _____ License Plate Number _____ State _____

In case of emergency, contact:

Name _____ Relationship _____
Address _____ City _____
State _____ ZIP Code _____ Phone (____) _____ Email _____

Receipt in the sum of \$ _____ Is hereby acknowledged. This deposit is to be returned to the applicant if the application is rejected. If accepted, this sum will be applied to rent or security deposit. The undersigned applicant(s) agrees that the landlord shall have up to twenty-one (21) calendar days from acceptance of the earnest money deposit to approve or deny rental application

At the time the lease is signed, the applicant agrees to pay the balance due for security deposit and first month's rent. If the applicant refuses to sign the lease after the application has been approved, actual costs incurred will be deducted from the deposit and the balance, if any, refunded. Applicant(s) agrees to pay the landlord the actual cost, up to \$20.00, of obtaining a consumer credit report from a consumer reporting agency that compiles and maintains files on consumers on a nationwide basis.

Not less than seven (7) days after the start of the tenancy, tenant may request, in writing, that the landlord provide the tenant with a list of physical damages or defects, if any, charged to the previous tenant's security deposit.

The Fair Credit Reporting Act, Public Law 91-508 requires that we notify you that as part of our normal procedure, a routine inquiry be made. This inquiry will provide applicable information concerning character, general reputation, personal characteristics and the mode of living. Upon written request, additional information as to the nature and scope of the report, if one is made, will be provided. Inquiry will be made through TRANS UNION LLC.

THIS APPLICATION IS NOT A RENTAL AGREEMENT, CONTRACT OR LEASE. ALL APPLICATIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER OR MANAGING AGENT.

- (1) Broker's duties to all persons in a transaction. A broker who is providing brokerage services to a person in a transaction owes all of the following duties to the person:
(a) The duty to provide brokerage services honestly and fairly. (b) The duty to provide brokerage services with reasonable skill and care. (c) The duty to timely disclose in writing all material adverse facts that the broker knows and that the person does not know or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law. (d) The duty to keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable person would want to be kept confidential, unless the information must be disclosed by law or the person whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the person. (e) The duty to provide accurate information about market conditions that affect the person's transaction, within a reasonable time after the person's request, unless disclosure of the information is prohibited by law. (f) The duty to safeguard trust funds and other property held by the broker as required by rules promulgated by the department under s. 452.13 (5). (g) When the broker is negotiating on behalf of a party, the duty to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

To the best of my/our knowledge, all of the above information is true. I/We have received and reviewed the rules and regulations for tenancy. I/We authorize Oakland Property Services, Inc. to verify all information on the rental application by all available means, including consumer reporting agencies, public records, current and previous rental property owners, employers and personal references. Reverification or investigation of preliminary findings is not required.

Applicant's Signature _____ Rental Agent _____
Date _____ Date _____
Phone (Day) _____ Phone (Eve) _____
Email Address _____ Application Received _____

OFFICE USE ONLY!!

| HOUSING REFERENCE | CURRENT | PREVIOUS |
|---|---------|----------|
| 1. Was rent paid on time? | _____ | _____ |
| 2. Were there any complaints about them? | _____ | _____ |
| 3. Did they receive their full S.D.? | _____ | _____ |
| 4. Do they owe any money? | _____ | _____ |
| 4. Lease beginning and end dates? | _____ | _____ |
| 5. Have they given proper notice? | _____ | _____ |
| 6. Did they have any pets? Any damage from pets? | _____ | _____ |
| 7. Were there any pest control problems or bedbugs? | _____ | _____ |
| 8. <u>Would you rent to them again?</u> | _____ | _____ |

Date: _____ Name of person you spoke with: _____

| EMPLOYMENT | First Income | Second Income |
|---------------------------------------|--------------|---------------|
| 1. How long have they worked for you? | _____ | _____ |
| 2. Permanent or limited term? | _____ | _____ |
| 3. Salary range verified | _____ | _____ |

Name of person you spoke with: _____ Date: _____

EVICTION CHECK _____

Approved _____ Denied _____ by _____ Date _____
Reason _____