

PROPERTY MANAGEMENT SERVICES

2315 Frederica Street, Owensboro, KY 42301

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LEASE APPLICATION (PLEASE PRINT)

YOUR FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____
SOCIAL SECURITY # _____ D.O.B. _____ MARITAL STATUS _____
PHONE NUMBER _____ EMAIL ADDRESS _____
PRESENT ADDRESS _____ CITY _____ ZIP _____
PRESENT LANDLORD _____ LANDLORD'S PHONE # _____
HOW LONG AT PRESENT ADDRESS? _____ EMPLOYER NAME _____
EMPLOYER ADDRESS _____ PHONE # _____
INCOME PER MONTH _____ HOW LONG WITH THIS COMPANY? _____

(ATTACH INCOME INFORMATION TO APPLICATION – LAST 4 PAYSTUBS)

PAST EMPLOYER (IF PRESENT LESS THAN 1 YR) _____ HOW LONG? _____
AMOUNT OF OTHER INCOME _____ FOR _____ (CHILD SUPPORT, ETC.)

SPOUSE'S FIRST NAME _____ MIDDLE INITIAL _____ LAST NAME _____
SOCIAL SECURITY# _____ D.O.B. _____ PHONE NUMBER _____
EMAIL ADDRESS _____
SPOUSE'S EMPLOYER _____ ADDRESS _____ PHONE # _____
INCOME PER MONTH _____ HOW LONG WITH THIS COMPANY? _____

(ATTACH INCOME INFORMATION TO APPLICATION – LAST 4 PAYSTUBS)

PAST EMPLOYER (IF PRESENT LESS THAN 1 YR) _____ HOW LONG? _____
OTHER INCOME _____ (CHILD SUPPORT, ETC.)

OTHER OCCUPANTS LIVING AT THIS PROPERTY:

NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____

NUMBER OF VEHICLES YOU EXPECT TO HAVE AT THE RESIDENCE _____

YEAR, MAKE, MODEL _____ YEAR, MAKE, MODEL _____

HAS ANY APPLICANT FILED BANKRUPTCY IN THE LAST 2 YEARS? _____

IS ANY APPLICANT A PARTY IN A LAWSUIT? _____

HAS ANY APPLICANT HAD ANY COLLECTIONS FILED AGAINST THEM - UTILITIES, MEDICAL, OTHER?

NO _____ YES _____ IF YES, WITH WHO? _____ WHEN? _____

PERSON TO NOTIFY IN CASE OF AN EMERGENCY _____

ADDRESS _____ PHONE NUMBER _____

RELATIONSHIP TO YOU _____

PROPERTY APPLYING FOR _____ MOVE-IN DATE _____

MONTHLY RENT AMOUNT _____ SECURITY DEPOSIT _____ APPLICATION FEE _____

(RENT - PAYABLE TO – PMS)

(DEPOSIT - PAYABLE TO – PMS ESCROW)

RENT and DEPOSIT are to be paid separately with a CHECK or MONEY ORDER only. We DO NOT accept cash payments for either of these. Only the APPLICATION FEE can be paid with cash. Application Fee is due when you turn in this application.

SIGNATURE

DATE

SIGNATURE

DATE

I hereby authorize Rose Realty or their assigns to verify my past & present employment records, credit history, criminal history, previous or past tenancy, and social media sites. This information will be used by the agency collecting it or its assigns in determining whether you qualify as a prospective tenant under its program. It will not be disclosed outside the agency except as required or permitted by law. You do not have to provide this information but if you do not, your application may be denied or rejected. If you are rejected in part or in whole because of credit issues, you have the right to contact credit services regarding your credit history at 1-800-632-1765. We are unable to provide a copy of your credit application and discuss your credit history with you. This application is made subject to the owner’s approval and may be disapproved without designating cause. No representations, promise, or agreements as to occupancy, lease or date of possession have been made and this application shall not be construed as a lease or agreement.

GUIDELINES FOR APPLICATION APPROVAL – PLEASE READ BEFORE APPLYING

- **\$25.00 Application Fee per adult or married couple must be paid and turned in with a completed application from each adult.**
- Applicants must be at least 21 years old. Applicants must have citizenship or legal immigrant documentation. Applicants under 21 must have their parents co-sign for them and must also complete an application and qualify. The parents will also have to sign the lease.
- Every adult that will be living in the dwelling must complete a separate application unless it’s a married couple. All applicants will have to qualify individually.
- A satisfactory rental reference will be needed from your current and/or previous landlord. Applicants with landlord collections or judgements, balances, evictions, or forcible detainer court actions will not be considered. Friends and family cannot be used for rental reference.
- Applicants must be employed. Applicants must give us a copy of the last 4 pay stubs from current employer when application is turned in. If the applicant is not employed, we must have written proof of other income sufficient to cover the minimum requirements. Employment must show stability.
- If applicant recently started a new job and doesn’t have 4 paystubs, we must have a letter from employer on letterhead stating how much applicant makes per hour and how many hours applicant works per week.
- Net income (after taxes are deducted) must be 4 times the amount of rent due each month. Example: If the rent is \$500, your take home income should be \$2000 a month.
- Credit score must be 500 or above. Unfortunately, applicants with credit score below 500 will not be considered. Credit report must not show any current collections, including collections on utilities. All utilities must be paid and current before applying. Applicants with credit report showing any current collections besides medical collections, will not be considered.
- Any bankruptcy must be over 2 years old with good standing since the bankruptcy was filed.
- If application is approved, security deposit must be paid to hold unit.
- **ABSOLUTELY NO PETS ALLOWED!**