



RENTAL APPLICATION

EACH ADULT APPLICANT MUST COMPLETE SEPARATE APPLICATION

PLEASE PRINT. All information must be completed. The decision to rent to you will depend on the accuracy and detail of your information, credit history and references. Only clean, responsible people willing to pay their bills on time need apply.

Address of property: _____

Date of desired lease start: _____; Date of desired move-in: _____

How did you find out about us? Sign Zillow or Trulia.com Other Website Other _____

PERSONAL INFORMATION:

Full Name _____ Email Address _____

Phone (_____) _____ Work Phone (_____) _____

Social Security Number ____ - ____ - ____ Driver's License # _____ State: ____ Date of Birth: _____

Present Address _____ City _____ St: ____ Zip: _____

How long lived there? _____ If renting, apartment name/location _____ Phone: (_____) _____

Landlord's name _____ Why are you leaving? _____ Current Payment: \$_____/mo.

Previous Address _____ City _____ St: ____ Zip: _____

How long lived there? _____ If renting, apartment name/location _____ Phone: (_____) _____

Landlord's name _____ Why did you leave? _____ Current Payment: \$_____/mo.

EMPLOYERS:

Current Employer _____ Position: _____ Phone: (_____) _____ How long? _____

Address _____ Gross income before deductions: \$_____/month

Past Employer _____ Position: _____ Phone: (_____) _____ How long? _____

Address _____ Gross income before deductions: \$_____/month

PERSONAL REFERENCES: List two persons other than relatives that we may contact to verify character.

Name: _____ Relationship: _____ Phone (_____) _____

Email Address _____ City _____ St: ____ Zip: _____

Name: _____ Relationship: _____ Phone (_____) _____

Email Address _____ City _____ St: ____ Zip: _____

EMERGENCY: In case of emergency, who should we contact? List 2 persons other than spouse/roommate.

Name: _____ Relationship: _____ Phone (_____) _____

Address _____ City _____ St: ____ Zip: _____

Name: _____ Relationship: _____ Phone (_____) _____

Address _____ City _____ St: ____ Zip: _____

BACKGROUND INFORMATION:

Have you ever been evicted or asked to move? Yes No Have you ever had a repossession? Yes No If yes, reason _____.

Have you ever had a foreclosure? Yes No If yes, date _____ reason _____.

Do you have any unpaid student loans? Yes No (If yes, how much is the total balance? \$_____ Monthly Payment: \$_____
Is your paycheck currently being garnished? Yes No If yes, how much? \$_____/mo. and reason_____
Have you ever filed bankruptcy? Yes No If yes, Chapter 7 Chapter 13 Has the bankruptcy been discharged? Yes No When?_____
Have you ever been convicted of a crime, other than a traffic violation? Yes No If yes, reason_____.

FINANCIAL ASSETS (checking and savings accounts)

Bank _____ Checking Savings Loan

City _____ State _____ Approx. Balance \$_____ How Long? _____

Approximately rental funds or down payment money do you have to work with \$_____ k.

Sources of rents or down payments? Personal Funds Gift Relatives Loan Other _____

CREDIT OBLIGATIONS (store credit cards, student loans, car loans, small loans, etc.):

Pay to: _____ Current amount due: \$_____ Monthly payment: \$_____

Pay to: _____ Current amount due \$_____ Monthly payment: \$_____

Pay to: _____ Current amount due: \$_____ Monthly payment: \$_____

MOVING IN:

Other persons, including children, who will live in the property:

Name _____ Name _____

Name _____ Name _____

Pets: Name: _____ Type: _____ Weight: ___ lbs. Name: _____ Type: _____ Weight: ___ lbs.

Neutered or declawed?: Yes No Shots current?: Yes No Neutered or declawed?: Yes No Shots current?: Yes No

Motor Vehicles, including recreation vehicles, to be kept at the property: (Add page for additional vehicles)

Make _____ Model _____ Color _____ Year _____ State _____ Payment \$ _____

Make _____ Model _____ Color _____ Year _____ State _____ Payment \$ _____

Have you leased or maintained a single-family house before? Where? What was your experience?

Do you have: Vacuum cleaner Lawnmower Weedeater Musical instruments Does anyone smoke? Yes No

TO PROCESS APPLICATION:

Print or save a PDF application, locate one on the internet at website www.MidTNHomeSolutions.com (link on left side of home page) , or Richard can also reply email with application if you give him your email address (text or voice mail at 615-957-6724 or email me at richard@MidTNHomeSolutions.com).

Include copies of the following documents. Final approval will not be granted until all documents are provided:

1. Copy of Driver's License or Picture Identification Card.
2. Copy of a recent Pay Stub, OR, if self-employed, copy summary of tax return.
3. Copy of a Recent Credit Report (with credit score). Report can be from one of 3 agencies or tri-merge.

If you do not already have a report & score, we suggest the following process which will cost \$8. Go to www.AnnualCreditReport.com, which will produce a free annual credit report from Experian (without score) which you can print. Then for a credit score, choose the menu option "Get a Credit Score", which will provide a one-page credit score report that you can print.

Provide application and documents to one of the following addresses:

- USMail or Physical Delivery to: Richard Wofford; 625 Bakers Bridge Avenue; Suite 105, Box 5; Franklin, TN 37067. This is a Goin' Postal store, physically located in the Cool Springs area near Bakers Bridge Ave & Shingle Way across from Hallmark Volkswagen. Store hours are 9a to 6p Monday-Friday, 9a- 1p Saturday, closed Sunday.
- Electronically Scan and Email: Complete application in ink, scan it, and email it to woffordr@gmail.com . This email server seems to be more robust for large files than the richard@MidTNHomeSolutions.com server.

I acknowledge that I have read this application and have received a copy, if desired. I understand the application's meaning and agree to be bound by it. I declare that the application is complete, true and correct and give my permission to release the applicant's credit or personal information to management or their authorized agents for entering, continuing, or collecting for any agreement and/or credit extended. I further authorize management or their agents to verify the application information including obtaining criminal records, contacting creditors, present or former landlords, employers and personal references, whether listed or not, whether current or future.

If this application is approved, applicant agrees to lease this property. If applicant is accepted by Management and then decides for any reason not to move into the premises, then any monies paid shall be retained as liquidated damages since other prospective purchasers or tenants may have been declined and management must re-advertise the property and evaluate other applicants. Processing of application shall be as timely as possible and the results may be delivered via telephone, fax or mail. Once approved, applicant agrees to pay the balance of funds and complete the paperwork within 48 hours, otherwise management will assume that applicant has decided to forfeit payment made and will begin remarketing the property.

I agree to look solely to Richard Wofford, who as acting Manager of the property, principal in this transaction, and not an agent. He will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry. Applicant is to hold all other parties harmless should any conflict arise from the property either now or in the future. Applicants will not be accepted on "a first-come, first-served basis" but will be based upon screening of applicants' qualifications and Management's business needs. Tenants and Owners shall not be vicariously liable for Management's acts since no agency relationship exists. The Company's screening criteria, as set forth in Management's Office Policy Manual, is available for inspection by appointment.

Applicant's signature

Date