

### RENTAL APPLICATION & INTERVIEW

Date \_\_\_\_\_ Location \_\_\_\_\_  
 MONTHLY RENT \_\_\_\_\_ SECURITY REQUIRED ( 2 months) \$ \_\_\_\_\_  
 Date to move in \_\_\_\_\_ Total amount required to move in \$ \_\_\_\_\_

Name of applicant (s) \_\_\_\_\_ SS# \_\_\_\_\_  
 \_\_\_\_\_ DL # \_\_\_\_\_  
 \_\_\_\_\_ SS# \_\_\_\_\_ DL# \_\_\_\_\_

Present address \_\_\_\_\_ Years at present address \_\_\_\_\_  
 Phone # Home \_\_\_\_\_ Cellular \_\_\_\_\_ Work \_\_\_\_\_

Reason for leaving current address: \_\_\_\_\_

Employment Name \_\_\_\_\_ Address \_\_\_\_\_ Phone# \_\_\_\_\_  
 Supervisor's Name \_\_\_\_\_ Monthly income \$ \_\_\_\_\_

Smokers: Yes \_\_\_ No \_\_\_ Pets: Yes \_\_\_ No \_\_\_ If yes, what type? \_\_\_\_\_

Number of persons to reside at this premise \_\_\_\_\_  
 Anticipated length of stay: must be a year or longer: Yes \_\_\_ No \_\_\_

Monthly payments: Credit cards, loans, insurance, others \$ \_\_\_\_\_

Vehicles to park at this location: Must be no more than 2 vehicles Yes \_\_\_ No \_\_\_  
 Make \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License plate # \_\_\_\_\_  
 Make \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ License plate # \_\_\_\_\_

References: 1. Your last Landlord Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
 2. Your employer Name: \_\_\_\_\_ Phone # \_\_\_\_\_  
 3. Your Bank Contact: \_\_\_\_\_ Phone# \_\_\_\_\_

Rent includes: Heat Yes \_\_\_ No \_\_\_ Garbage Dumpster Yes \_\_\_ No \_\_\_  
 Hot water Yes \_\_\_ No \_\_\_ Lawn Mowing Yes \_\_\_ No \_\_\_  
 Electric Yes \_\_\_ No \_\_\_ Snow Plowing Yes \_\_\_ No \_\_\_  
 Gas Yes \_\_\_ No \_\_\_

#### CONDITION OF AGREEMENT:

1. This is a month to month lease with a starting commitment of no less than one (1) year. If tenant has performed all of tenant's obligations under this agreement, the lease shall automatically be renewed for additional monthly periods until: (a) Landlord gives thirty (30) days notice to vacate the premises or tenant gives a written thirty (30) day notice that he/she is vacating the premises and all other tenant obligations are current. (b) If more than one person signs this agreement each person must give the Landlord thirty (30) day prior notice in writing that he or she intends to vacate the premise.
2. The monthly rent for this premise is \$ \_\_\_\_\_ which shall be paid to the landlord no later than the first business day of each month or the last day of the current month: i.e. January's rent must be paid by December 31<sup>st</sup>, or no later than January 2<sup>nd</sup>.
3. Before tenant receives keys to the premise, a two (2) month security must be paid for \$ \_\_\_\_\_ plus the first month's rent for the total amount of \$ \_\_\_\_\_

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4. Only the number of persons listed in this rental application section are permitted to reside in this premise.
  5. When vacating the premise, tenant must leave it in the condition it was at the time tenant took possession, normal wear and tear excepted. All floors must be broom-clean and carpets vacuumed. All appliances must clean and in working order: This includes refrigerator, stove/range, range hood, bathroom fixtures, tub and tub walls, vanity and sink, kitchen sink, light fixtures and all facilities contained therein. No debris of any kind shall be left inside or outside the perimeter of the premise.
  6. The landlord is not liable for loss, expense or damage to any person or property due to negligence of any other tenant in the property grounds. Nor for lack of cleaning, sink and toilet clogs and fires. Tenant is responsible for all acts of tenant's family, guests or invitees. Tenant is also responsible for carrying his/her own RENTERS INSURANCE copy of which must be provided to the landlord within 10 days of moving in. Such an insurance must cover the tenants property in case of damages from unexpected busted pipes, any leaks, furnace back ups, electrical outages, septic back ups and fires.
  7. There shall be no pets allowed in the premise under this agreement.
  8. Whatever utilities and services are included in this agreement: they are specifically circled on page one(1) of this form.
  9. Quiet enjoyment: There will be nothing to annoy or interfere with other residents of this premise. All tenants shall be permitted to quietly enjoy occupancy of this premise. Levels of noise, music, conversations and door closings shall be those that do not disturb other tenants of the landlord regardless of time of day or night.
  10. Tenant shall maintain all common areas inside and outside in a clean and sanitary manner. Where not provided by the landlord the lawn must be mowed every other week.
  11. Parking: Only the number of vehicles indicated in this agreement are allowed to park at this location. All other vehicles will be towed away at the owner's expense. The parking areas are not to be used for vehicle repairs nor to park vehicles without proper authorization or proper registration, license plates and inspection.
  12. Garbage: Nothing shall be left outside the garbage dumpster. It is the tenant's obligation to dispose at his/her expense of items such as: Christmas trees, engines of any kind, tires, mattresses, bed frames, couches, furniture, propane tanks, batteries, grilles, air conditioners, refrigerators, ranges, rolls of carpet, wheelbarrows, unbroken cardboard boxes, TVs, radiators or any other debris brought from other job sites.
  13. Tenant must carry their own renter's insurance. Ref.: paragraph # 6 of this agreement.
  14. Tenant must comply with all local laws, orders, rules and regulations from the authorities at his/her own expense.
  15. Rent and security deposit increases: The landlord will give thirty (30) days written notice to tenant before a rent and security deposit change.
  16. Under no circumstance the security deposit shall be considered or used as rent payment.
  17. Any late rent payment shall have a 5% rental amount surcharge due five (5) days after the original rental amount was due.
  18. If tenant is twenty (20) days past due on rent payment and not complying with the terms of this agreement, landlord shall request tenant to vacate the premise within ten(10) days. In the event tenant does not vacate the premise as requested, the landlord shall proceed to take legal action towards eviction.
  19. In a matter to take possession of the premise, tenant shall pay all court costs, attorneys fees and all other costs associated with the eviction process.
  20. Landlord reserves the right to inspect the premise within few hours notice, or without notice in case of emergency.

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- 21. Only the landlord, after communication with the tenant shall determine the level or nature of the emergency.
- 22. When vacating the premise no part of the security will be refunded unless and until all tenant's obligations are current and complete.
- 23. If another premise or room is unoccupied next to the agreed upon the tenant shall not trespass it nor use it without prior written permission from the landlord.
- 24. There shall be no flammable nor toxic materials and chemicals stored inside or within the outside perimeter of the property. Personal vehicles excepted.
- 25. Waiver of Jury, Counterclaims, Set Off: Landlord and tenant waive trial by jury in any matter which comes up between the parties under or because of the agreement (except for personal injury or property damage). In a proceeding to get possession of the premise, tenant shall not have the right to make any counterclaims or set off.

Everything that I have stated in all the pages of this application is true and correct to the best of my knowledge. I understand that you will retain this application whether or not it is approved.

You are authorized to check my credit and employment history and to answer any questions about your credit and rental payment experience with me.

We/I hereby sign this application/agreement in full understanding and voluntarily.

\_\_\_\_\_  
Applicant's signature

Date \_\_\_\_\_

\_\_\_\_\_  
Tenant (s) signature

Date \_\_\_\_\_

\_\_\_\_\_  
Landlord

List of items inspected before moving in: 1.

- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_
- 7. \_\_\_\_\_
- 8. \_\_\_\_\_
- 9. \_\_\_\_\_
- 10. \_\_\_\_\_

Tenant's Initials \_\_\_\_\_

I give the Putnam County National Bank and its representatives permission to request a credit report for consideration as a prospective tenant and/or employment purposes. This is not an acceptance on their part to take me as a tenant or as an employee.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip Code

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date of Birth