

We are glad that we are where you want to live! Here are a few things you need to know before turning in your application:

Please include the following for each person over the age of 18:

- A completed application
- \$40 money order or cashier's check application fee
- Copy of state issued ID (*Driver's License, Passport, Identification Card*)
- Past TWO month's income (*paystubs, bank statements, offer letter, etc.*)
- Additional income you want to include (*Social Security, Disability, Court Ordered Child Support*)

Qualifications for Approval:

- Minimum credit score for apartments: **600** | Minimum credit score for homes: **650**
- All combined income must equal to **3x the monthly rent**
- Current bankruptcies – *documentation required for discharged/dismissed bankruptcies*
- Felonies within 10 years | Misdemeanors within 5 years
- Previous or pending evictions | Excessive dispossession warrants
- Balances owed to rental or utility companies

Deposit and Lease Signing:

- Full deposits are due within two (2) business days from approval. This should be in money order form. If you, for whatever reason, decide to not move in half of your deposit will be retained. The other half will be refunded within thirty (30) days to the address listed on application.
- Preleased homes will require **half of the deposit** within two (2) business days of approval. This amount goes towards your total deposit. If you decide to cancel your application, this amount is non-refundable.
- The lease signing will be scheduled within two (2) weeks of receiving the full deposit. Please be punctual to your lease signing. If you are more than 30 minutes late, we will have to reschedule. No exceptions.
- Utilities must be transferred into your name **before** keys are given. The signed lease can be taken to have utilities scheduled to be on in your name on the date of move in.

By signing this form, you agree with all points listed. Applications typically take approximately one (1) business day to process. Management will contact you as soon as a decision has been made.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



# JCW QUALITY RENTALS

"WE'RE WHERE YOU WANT TO LIVE!"



## RENTAL APPLICATION

Please answer all questions and attach proof of income for one month, copy of a valid driver's license, and a \$40 money order for every applicant over the age of 18. If applicant is accepted as a resident, this application will become part of the rental agreement.

**APPLICATION SUBMITTED FOR** – Please answer all to the best of your ability. \*Six month leases are an extra \$150 per month.

PROPERTY APPLYING FOR		PRICE QUOTED	
LEASE TERM DESIRED 6* 12	PREFERRED MOVE IN DATE	IS YOUR MOVE IN DATE FLEXIBLE? YES NO	
HAVE YOU VIEWED THE PROPERTY? YES NO	LEASING CONSULTANT	DATE SUBMITTED	
WERE YOU REFERRED TO US BY A CURRENT RESIDENT OF JCW? YES NO	IF YES, WHO?		

**APPLICANT INFORMATION** – Please attach a copy of each applicant's state issued ID.

APPLICANT 1 LAST NAME		FIRST NAME		MIDDLE NAME	
SSN	LICENSE NO.	STATE	DATE OF BIRTH		
EMAIL			PHONE NUMBER		

APPLICANT 2 LAST NAME		FIRST NAME		MIDDLE NAME	
SSN	LICENSE NO.	STATE	DATE OF BIRTH		
EMAIL			PHONE NUMBER		

OTHER PERSONS TO OCCUPY PROPERTY: (CHILDREN)	RELATIONSHIP TO APPLICANT:	DATE OF BIRTH:

ARE ANY OF THE APPLICANTS ACTIVE DUTY MILITARY?                      YES      NO

IS THIS APPLICATION FOR A CORPORATE LEASE?                              YES      NO

ARE THE APPLICANTS APPLYING AS ROOMMATES?                              YES      NO



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**RENTAL HISTORY** – Previous Landlords will be contacted to complete rental verification.

CURRENT ADDRESS		CITY	STATE	ZIPCODE
MONTHLY RENT	LENGTH OF RESIDENCY	REASON FOR MOVING:		
PROPERTY MANAGEMENT COMPANY / PRIVATE OWNER NAME		PROPERTY MANAGEMENT COMPANY / PRIVATE OWNER ADDRESS		
PHONE NUMBER		EMAIL		

PREVIOUS ADDRESS (If at current address <2 years)		CITY	STATE	ZIPCODE
MONTHLY RENT	LENGTH OF RESIDENCY	REASON FOR MOVING:		
PROPERTY MANAGEMENT COMPANY / PRIVATE OWNER NAME		PROPERTY MANAGEMENT COMPANY / PRIVATE OWNER ADDRESS		
PHONE NUMBER		EMAIL		

**EMPLOYMENT** – Please attach proof of income for TWO months. Additional sources of income accepted are: Social Security, Disability, Child Support, and Financial Aid. Please attach official documentation of additional sources of income. Employment will be verified.

APPLICANT EMPLOYER	POSITION	LENGTH OF EMPLOYMENT	SALARY PER MONTH
EMPLOYER ADDRESS		CITY	STATE ZIP
HR REPRESENTATIVE	PHONE NUMBER	EMAIL ADDRESS	

APPLICANT 2 EMPLOYER	POSITION	LENGTH OF EMPLOYMENT	SALARY PER MONTH
EMPLOYER ADDRESS		CITY	STATE ZIP
HR REPRESENTATIVE	PHONE NUMBER	EMAIL ADDRESS	

OTHER SOURCES OF INCOME:	PERSON RECEIVING:	AMOUNT PER MONTH:	HOW TO VERIFY:



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**VEHICLE INFORMATION** – Please list any motorcycles, boats, campers, or trailers in the ‘other vehicle’ section.

APPLICANT VEHICLE (MAKE/MODEL)	TAG NUMBER	STATE	COLOR	YEAR	TYPE (CAR, TRUCK, SUV)
APPLICANT 2 VEHICLE (MAKE/MODEL)	TAG NUMBER	STATE	COLOR	YEAR	TYPE (CAR, TRUCK, SUV)
OTHER VEHICLE (MAKE/MODEL)	TAG NUMBER	STATE	COLOR	YEAR	TYPE (CAR, TRUCK, SUV)
OTHER VEHICLE (MAKE/MODEL)	TAG NUMBER	STATE	COLOR	YEAR	TYPE (CAR, TRUCK, SUV)

**ANIMAL INFORMATION** – Not all properties are pet-friendly. Verify with management before submitting application. Please submit vaccination records and a photo of your pet/animal. Pet fee (\$350/pet) is due at lease signing. Pet rent \$10+ per month, per pet.

ARE ANY OF THE ANIMALS LISTED BELOW A SERVICE OR EMOTIONAL SUPPORT ANIMAL?		YES	NO
NAME	BREED	WEIGHT	COLOR
NAME	BREED	WEIGHT	COLOR

**EMERGENCY CONTACT INFORMATION** – Please list a person that we may contact in the event of an emergency.

EMERGENCY CONTACT NAME	PHONE NUMBER	RELATIONSHIP	
ADDRESS	CITY	STATE	ZIP

**JCW QUALITY RENTALS**  
 "WE'RE WHERE YOU WANT TO LIVE!"



All information is, to the best of my knowledge, complete and accurate. Discovery of false, misleading, or omitted information gained by lawful means constitutes grounds for rejection of this application. You or any agent(s) of your choosing, may verify any and all information from whatever source you choose. I authorize all persons or firms named and unnamed in this application to freely provide any and all requested information concerning me, or anyone in charge, who will be residing with me. I hereby waive my rights of action for any consequences resulting in such information and/or providing thereof.

*(Please initial)* \_\_\_\_\_

I acknowledge that all information stated on the application is true. This application shall become an exhibit to the lease agreement upon residency. I understand that this application is subject to the review and approval of management and that management has the sole discretion to decide if I can lease this property.

*(Please initial)* \_\_\_\_\_

I hereby submit a \$\_\_\_\_\_ money order as a nonrefundable fee for processing this application. I understand that the application fee is nonrefundable at any time. If management accepts my application, applicant must secure property within 48 business-hours. Otherwise, if applicant fails to occupy property on agreed upon date except for holdover of prior resident, management will retain all fees and half of the deposit.

*(Please initial)* \_\_\_\_\_

I hereby allow JCW Quality Rentals, through designated agents and employees, to obtain my credit information, to review my occupancy history, payment history, criminal history, and to verify the income stated on this application in order to process this application. Up to 24 months of rental history may be verified on present and/or previous residence.

\_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Management Signature

\_\_\_\_\_  
 Date



## Residency Criteria

Each resident living in a home managed by JCW Quality Rentals must qualify on his/her own ability.  
Management reserves the right to require a guarantor or to deny residency.

**Fair Housing:** This community does not discriminate on the basis of race, color, sex, religion, handicap, familial status, sexual orientation, national origin, or any other class protected by applicable law.

**Occupancy Standards:** No more than two people per bedroom may occupy the property, unless there are special circumstances that have been approved by JCW Quality Rentals. Infants up to twenty-four (24) months old are not considered for occupancy purposes.

**Identification:** All visitors must present a valid driver's license or other U.S., or state-government issued photo identification in order to view the community. Non-U.S. citizens must present a valid passport or valid visa.

**Application for Residency:** An Application for Residency must be completed for each applicant who will be living in the property and has reached the age of majority under state law, which in most states is eighteen (18) years or older. Application fees, if applicable, will be collected before application can be processed.

**Credit:** JCW Quality Rentals may investigate and verify credit history. JCW Quality Rentals evaluates credit history information with a scoring method that weighs the indicators of future rent payment performance. There should be absolutely no active bankruptcies, liens, foreclosures, or outstanding balance with another rental company. An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from a credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application.

***JCW Quality Rentals retains the right to reject an application no matter an applicant's ultimate scoring.***

**Income:** Applicants must have a gross income source that can be verified and is at least three (3) times the monthly rent of the property being leased. Acceptable income verification required may be paystubs or an offer letter from the employer. Self-employed applicants may be required to supply certified verification from the IRS, company accountant, or bank. Guarantor may be accepted for applicants who do not meet income requirements. Guarantor must make four (4) times the monthly rent of the property being leased, be an immediate family member, and sign the lease agreement.

**Criminal Background:** A criminal background check will be conducted for each applicant and/or occupant who has reached the age of majority under state law, which in most states is eighteen (18) years or older. The criminal search will be run for all addresses at which the applicant(s) have resided over the previous twenty-four (24) months. The application will be rejected for any violent felony, non-violent felonies within the past ten (10) years, or misdemeanors within the past five (5) years.

**Residency History:** Up to twenty-four (24) months of rental history may be verified on present and previous residence. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. There should be absolutely no evictions on your credit. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date