

RESIDENTIAL RENTAL APPLICATION

APPLY ONLINE AT WWW.TRIADRENTNOW.COM
\$40.00 APPLICATION FEE

FOUR CORNERS PROPERTY MANAGEMENT, LLC

Leasing Office Location: 1920-A Peale Terrace Greensboro, NC 27407
Rent Payments & Correspondence: P.O. Box 10226 Greensboro, NC 27404
www.TriadRentNow.com | TriadRentNow@outlook.com
Phone-Fax: (336) 444-3131

RENTAL PROPERTY _____

- REQUIRED DOCUMENTS -

Driver's License **or** State Issued Photo Identification
Social Security Card **or** Verification Of Lawful Presence In The United States
Three Most Recent Pay Stubs From All Income Sources Provided
If Self-Employed, Most Current Schedule C Tax Return & Proof of Current Income

- APPLICANT INFORMATION -

(Legal Name) First: _____ Middle: _____ Last: _____

Date Of Birth: ___/___/___ Social Security #: ___ - ___ - ___ Driver's License #: _____ State: _____

Contact Phone Number: _____ E-Mail Address: _____

Current Address: _____

Current City: _____ State: _____ Zip Code: _____ How Long Residing: _____

Current Landlord's Name: _____ Landlord's Phone Number: _____ Monthly Rent: _____

Reason For Leaving: _____

Employer's Name: _____

Employer's Address: _____

Employer's City: _____ State: _____ Zip Code: _____ Length of Employment: _____

Employer's Phone Number: _____ Monthly Salary: _____ Position Held: _____

Supervisor's Name: _____ Supervisor's Title: _____

Additional Income Source: _____ Additional Income Amount: _____

Have you ever been convicted of a misdemeanor? _____

If yes, please explain: _____

Have you ever been convicted of a felony? _____

If yes, please explain: _____

Have you ever been evicted or asked to vacate a property you were renting? _____

If yes, please explain: _____

Have you ever left owing money to a previous landlord/apartment community? _____

If yes, please explain: _____

- ADDITIONAL OCCUPANTS -

(Legal Name) First: _____ Middle: _____ Last: _____

Date Of Birth: _____ Relationship: _____

(Legal Name) First: _____ Middle: _____ Last: _____

Date Of Birth: _____ Relationship: _____

(Legal Name) First: _____ Middle: _____ Last: _____

Date Of Birth: _____ Relationship: _____

- PET INFORMATION -

Do you have any pets? _____ (Not all of our properties allow pets – if yes, verify acceptance before submitting application)

If yes, How many? _____ What types? _____

What breeds? _____ (See Breed Restrictions on Rental Policy)

Are pets current on all required vaccinations/shots? _____ (We require proof from your vet)

- VEHICLE IDENTIFICATION -

Automobile Make: _____ Automobile Model: _____ Automobile Color: _____

Automobile License Tag Number: _____ State Registered: _____

Automobile Make: _____ Automobile Model: _____ Automobile Color: _____

Automobile License Tag Number: _____ State Registered: _____

- EMERGENCY CONTACT -

Emergency Contact Name: _____ Relationship: _____

Emergency Contact Address: _____

Emergency Contact City: _____ State: _____ Zip Code: _____

Emergency Contact Home Telephone Number: _____

Emergency Contact Work Telephone Number: _____

Emergency Contact E-mail Address: _____

- APPLICATION AGREEMENT -

The following Application Agreement will be signed by all applicants prior to signing a lease contract. While some of the information below may not yet be applicable to your situation, there are some provisions that may become applicable prior to signing a lease contract. In order to continue with this application, you acknowledge and agree you have read our Statement of Rental Policy, Privacy Policy, Application Agreement, and Applicant Release and Authorization carefully and acknowledge and agree that you understand and accept its terms.

1. Lease Contract Information. The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. Application Fee (nonrefundable). You have delivered to our representative an application fee in the amount of \$40, and this payment is used by management for the processing of this application. It's nonrefundable.
3. Administration Fee (nonrefundable). In addition to the application fee, if your application is approved, you will have 72 hours to pay the required nonrefundable \$60 administration fee. This payment reserves the unit until the agreed upon move-in date and partially defrays the cost of administrative paperwork. If we do not receive the administration fee within 72 hours of your application approval, your rental application will be considered void and the unit will be made available to other applicants. The nonrefundable administration fee is not a security deposit. In addition, if applicant decides to cancel their reservation, the administration fee will not be refunded. The administration fee will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
4. Approval When Lease Contract Is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval.
5. Approval When Lease Contract Isn't Yet Signed. If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed.
6. If You Fail to Sign Lease Contract After Approval. Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 2 days after we give you our approval in person, by telephone or by email. If you or any co-applicant fails to sign as required, we may keep the administration fee as liquidated damages, and terminate all further obligations under this Agreement.
7. If You Withdraw Before Approval. You and any co-applicant may not withdraw your application fee or the administration fee. If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain the application fee and administration fee as liquidated damages, and the parties will then have no further obligation to each other.
8. Completed Application. An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an administration fee has been paid to us. All are necessary for the Application to be considered completed.
9. Non-approval. We will notify you whether you've been approved within 3 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 3 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 3-day time period may be changed only by separate written agreement.
10. Refund After Non-approval. If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund the administration fee if it was paid in advance within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
11. Extension of Deadlines. If the deadline for signing, approving, or re-funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
13. Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents, security deposits, administration fee, and application fee have been paid in full.
14. Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

- APPLICANT RELEASE AND AUTHORIZATION -

By signing this application for occupancy, you declare that all your statements in this application are true and complete. By signing this application for occupancy, you are directing and authorizing Four Corners Property Management, LLC to verify this information and obtain additional background information about you through any means, including using a third party consumer agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, personal and professional references, employers and other rental housing owners. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy. You further direct and authorize Four Corners Property Management, LLC to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that they may have concerning your criminal history, motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature and you irrevocably and unconditionally release all such persons, including any named or unnamed informant, from any liability resulting from the furnishing of this information. You have the right, upon written request made within a reasonable time after receipt of this notice to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our privacy policy is available to you. Disposal of information received by management shall be done so in accordance with 16 CFR part 682 and N.C. Gen Stat 75-64, et seq.

APPLICANT'S SIGNATURE: _____ DATE: _____