

STOP!

Pre-Qualify yourself BEFORE completing this application.

Basic Rental Criteria:

1. You MUST provide VERIFIABLE income of at least 3X the monthly rental amount.
 2. You MUST be in good standings with utility companies, NO unpaid utility collections.
 3. Any bankruptcy MUST be discharged. Any rental collection included in bankruptcy will be considered negative rental history and is a deniable factor.
 4. Only evictions two or more years old with a zero balance and 2+ years positive rental history since, will be considered. ALL eviction filings within 2 years of this application will be an immediate denial. NO MONEY CAN BE OWED TO ANY PREVIOUS LANDLORD.
 5. No misdemeanor or felony convictions of a violent, sexual, or drug related nature. No matter the offense date.
 6. No more than 2 persons/per bedroom.
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Please note:

List of basic criteria does not guarantee approval.

Applications that do not meet all the basic criteria may be approved with stipulations, at management discretion.

Photo ID, income documentation, application fee and holding fee (in money order form) are ALL required at time of application.

Upon notification of approval, the lease must be signed and deposit paid WITHIN 2 business days. Holding fee will be forfeited and the home will be placed back on the market immediately following expiration of the stated deadline.

All applicants signing agree that they have read and fully understand ALL rental criteria. All documentation, application fee of \$40 per person and Holding Fee of \$100 due with application in order to process. Once application is approved and lease signed the holding fee will be credited toward the security deposit. If the application is denied or applicant fails to sign lease by given deadline, the holding fee is forfeited.

Signature and Date

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Panzer Realty
 896 King Ave
 Columbus, Ohio 43212
 (614) 291-3406
 Fax: (614) 291-3400
 info@panzerarealty.com
 www.panzerarealty.com

Rental Application

Application fee accepted in the form of money order only.

Pets are not permitted without the pre-approval of Landlord.
 Applicants with previous evictions are subject to denial of residency.

Children under 17 no charge. They do need to be listed on the application.

Date _____ Property Address _____ Move In Date _____
 How did you find us? _____ Monthly Rent _____ Security Deposit _____

Personal Information

Applicant's Full Name _____
 Date of Birth _____ Social Security # _____ Drivers License # _____
 Home Phone _____ Cell Phone _____ Email _____
 Spouse/ Roommate Full Name _____
 Date of Birth _____ Social Security # _____ Drivers License # _____
 Home Phone _____ Cell Phone _____ Email _____

Additional Residents - Full Name	Relationship	Age	Phone #	Email

Residence History

Present Address _____
 Present Landlord/Mortgage Co _____ Phone # _____
 Address of Landlord/Mortgage Co _____
 Monthly Payment _____ Reason for leaving _____
 Move In Date _____ Move Out Date _____ Rented Owned Other

Previous Address _____
 Previous Landlord/Mortgage Co _____ Phone # _____
 Address of Landlord/Mortgage Co _____
 Monthly Payment _____ Reason for leaving _____
 Move In Date _____ Move Out Date _____ Rented Owned Other

Banking / Legal

Bank Name _____ Address _____
 Checking Acct # _____ Savings Acct # _____
 Other source of income _____ Amount _____ When received _____
 Have you ever been convicted of any criminal offense? Yes No
 Any litigations-such as: evictions, suits, judgements, bankruptcies, foreclosures, etc.? Yes No
 If yes to either question, give details and dates. _____

Employment History

Present Employer _____ How Long _____
Address _____ Phone # _____
Type of Work _____ Supervisor _____ Monthly Salary _____

Previous Employer _____ How Long _____
Address _____ Phone # _____
Type of Work _____ Supervisor _____ Monthly Salary _____

Spouse/Roomate Employer _____ How Long _____
Address _____ Phone # _____
Type of Work _____ Supervisor _____ Monthly Salary _____

Other Information

Make of car _____ Model _____ Year _____ License Plate # _____
Make of car _____ Model _____ Year _____ License Plate # _____
Name of nearest relative _____ Relationship _____
Address _____ Phone # _____

Co-Signer

Name _____ Phone # _____
Date of Birth _____ Social Security # _____ Drivers License # _____
Address _____ Move in Date _____
Landlord/Mortgage Co _____ Phone # _____
Employer _____ Phone # _____
Position _____ Supervisor _____

Please read all terms below and sign.

It is understood that the premises is to be used as a residence only and to be occupied by only those listed on the application and that occupancy is subject to the terms of the management company. The application has been submitted to the landlord with clear understanding that this application is subject to approval and acceptance by Landlord in its sole discretion. I hereby authorize lessor to obtain information it deems necessary for processing my application. Upon approval and acceptance, the applicant agrees to execute a lease and pay a deposit in order to hold the rental unit within two days of acceptance (time being of essence). Failing to do so will obligate landlord to re-rent the rental unit to another applicant. In no event is the application fee refundable.

Undersigned does hereby state that all information provided in this application is true and accurate to the best of their knowledge and agree to all terms. False information given may result in rejection of application.

The undersigned hereby gives landlord or their agents permission to gather information and verify the validity of all the above information including the request for a credit and criminal report, verification of employment and tenant/landlord history prior to, during, and after my proposed tenancy.

All applicants are subject to the approval and acceptance of the landlord or authorized agents.

If application to rent is withdrawn after it has been approved, a prorated and/or full amount of the security deposit may be retained by lessor to cover rent loss as a result of the applicants withdrawal.

No one may occupy this dwelling unless listed on this initial application and approved by the lessor in writing.

Current application approval criteria is on file at the lessors office.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____



Rental Verification

Panzer Realty Property Management
896 King Ave.
Columbus, Ohio 43212
614-291-3406 fax # 614-291-3400

To _____ Phone# _____ Fax# _____

Address _____

Regarding:

Name _____ SSN# _____

Address _____

I hereby authorize you to release the requested information below regarding my rental history.

X _____ Date _____
Applicant(s)/Resident(s) Signature

X _____ Date _____
Applicant(s)/Resident(s) Signature

This individual has authorized (by signature above) you to release the following information. The information you provide will be used only for the purpose of determining the family's eligibility to qualify for leasing an apartment and will be kept in confidence. We are required to complete our verification process in a very short time period and do appreciate your prompt response. If this is being furnished by fax, please return this form to our fax number as it appears above.

Information requested:

Address of applicant _____

Date of tenancy: From _____ To: _____

Amount of monthly rent: _____
Rent was/is paid: _____ on time _____ late If late, # of late payments in last 12 months _____

When resident vacated was deposit refunded in full? _____ Yes _____ No

When resident vacated was a balance owed? _____ Yes _____ No If yes, amount \$ _____

Did resident vacate with proper notice? _____ Yes _____ No

The apartment/house was maintained in _____ Excellent _____ Good _____ Poor Condition

Are / Were there any type of extermination performed for tenants residency? _____ Yes _____ No
If so, what type? _____ Was it found to be tenants responsibility? _____ Yes _____ No

Did resident ever violate any terms of the lease agreement? _____ Yes _____ No
If yes, please explain _____

Would you rent to this person again? _____ Yes _____ No
If no, please explain why _____

Name and title of person supplying information _____



Employment Verification

Panzer Realty Property Management
896 King Ave.
Columbus, Ohio 43212
614-291-3406 fax # 614-291-3400

Date _____ Name of Applicant _____

Address Applying For _____

To Employer: I am applying for housing with Panzer Realty Property Management. This form is for the purpose of verifying my employment. Please return the form to Panzer Realty Property Management. By my signature below I authorize you to verify all information on this form for the confidential use of Panzer Realty Property Management in approving my application.

Applicant Signature _____ Social Security Number _____

Spouse/Roommate(s) Signature _____ Social Security Number _____

Information Requested:

Name of Employer _____

Employers Address _____

Employee's Position _____

Date's of Employment: (From) _____ (To) _____

Gross Salary Wages \$ _____ per _____
(If on an hourly wage, please specify approximate number of hours worked weekly) _____

Is applicant still employed with your company? Yes No

Date _____ Signature _____