

STOP!
Pre-Qualify yourself BEFORE completing this application.

Basic Rental Criteria

1. You **MUST** be able to provide **VERIFIABLE** income for the last 60 days of at least 3X the monthly rental amount.
2. You **MUST** be in good standings with all utility companies. **NO** unpaid utility collections. Must be able to put utilities in your name.
3. Any **BANKRUPTCY** **MUST** be discharged. Any rental collection in the bankruptcy will be considered negative rental history and is a deniable factor.
4. Must have at least 2 years of **GOOD, VERIFIABLE** rental history.
5. Any **CURRENT EVICTION**, will not be accepted and will be an automatic application denial.
6. Only **EVICTIONS** two or more years old with a zero balance and 2 years or more of positive rental history since eviction, will be considered. **ALL** evictions with in 2 years of this application will be an immediate denial.
7. **NO MONEY CAN BE OWED TO ANY PREVIOUS LANDLORD.**
8. **NO** misdemeanor or felony convictions of a violent, sexual or drug related nature. **NO** matter of the offense date.
9. No more than 2 persons per bedroom.

Please note:

List of basic criteria does not guarantee approval. Panzera Realty has the final decision of approval and or denial.

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

Photo ID, income documentation, application fee and hold fee (in money order form) all **ALL REQUIRED AT THE TIME OF THE APPLICATION.**

Panzera Realty will work hard to complete this application with in 2 days. If the application goes over 2 days due to Panzera Realty not being able to gather information at no fault of Panzera Realty, the application may be denied, and Panzera Realty will continue to market the rental unit.

Upon Notification of approval, the applicant must pay the full security deposit and sign the lease with in 2 business days. Holding fee will be forfeited and the unit 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 the application in order to process. ALL application fees are final, and no refund will be given once the application process has started. Once the application is approved and the lease signed, the holding fee will be credited toward the security deposit. If the application is denied or applicant fails to sign the lease by given deadline or applicant decides not to move forward with the application, the holding fee is forfeited.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date



Panzer Realty
854 South Spring Road
Westerville, OH 43081

(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 _____		Phone # _____
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 _____



PROPERTY MANAGEMENT CONCEPTS
854 South Spring Road – Westerville OH 43081
614-291-3406 david@panzera Realty.com
PanzeraRealty.com

Rental Verification

Date: _____ Name of Applicant: _____

Name of Applicant: _____

Address Applying For: _____

Landlord: _____ Phone Number: _____

Email Address: _____

Current or Previous Rental Address: _____

To Landlord: I am applying for housing with Panzera Realty. This form is for the purpose of verifying my rental history. Please return this form to Panzera Realty. By my signature below or on attached document, I authorize you to verify all information on this form for the confidential use of Panzera Realty in approving my rental application.

Applicant Signature _____ Social Security Number _____

Applicant Signature _____ Social Security Number _____

Information Requested:

Address of Applicant: _____

Move In: _____ Move Out (if applicable): _____

Current Tenant: _____ Previous Tenant: _____

Monthly Rental Amount: _____ Due Date: _____

Rent was / is paid: _____ on time _____ late
if late number of late pays with in last 12 months _____

Was an eviction filed at any time: _____ If so, how many: _____
If so was the tenant set out: _____

If tenant has vacated:
Did they vacate with proper notice: _____ By Tenant: _____ By Landlord: _____
Was deposit refunded in full: _____ If not, for what reasons: _____

Is there any a balance owed: _____ Balance owed: _____

If so, what for: _____

Unit was kept in / left in: _____ Excellent _____ Good _____ Poor Condition.

Any type of extermination during applicants residency: _____ Type: _____
Tenants responsibility: _____

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

Would you rent to this applicant again: _____ Yes _____ No
If no, please explain why: _____

Any Additional Information: _____

Date: _____ Signature: _____ Title: _____



Employment Verification

Date: _____ Name of Applicant: _____

Name of Applicant: _____

Address Applying For: _____

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

Applicant Signature _____ Social Security Number _____

Applicant Signature _____ Social Security Number _____

Information Requested:

Name of Employer: _____

Employers Address: _____

Applicant / Employees Position: _____

Start Date: _____ End Date (if applicable): _____ Still Employed: _____

Gross Wages: \$ _____ per _____

If hourly wage, please specify approximate number of hours worked per week: _____

Any Additional Information: _____

Date: _____ Signature: _____ Title: _____