



# TINSLEY REAL ESTATE, INC.

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## RENTAL APPLICATION

This application is for property located at: \_\_\_\_\_

### PERSONAL:

Applicant: \_\_\_\_\_ Birthdate: \_\_\_\_\_ Drivers Lic. # & State: \_\_\_\_\_

Co-Applicant: \_\_\_\_\_ Birthdate: \_\_\_\_\_ Drivers Lic. # & State: \_\_\_\_\_

List occupants other than applicant & co-applicant to live at this property:

Name: \_\_\_\_\_ Relation: \_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Any Pets: \_\_\_\_\_ How Many: \_\_\_\_\_ Age/Breed/Weight: \_\_\_\_\_ Indoor/Outdoor: \_\_\_\_\_

Vehicle/Type/Make: \_\_\_\_\_ Tag #: \_\_\_\_\_ Vehicle/Type/Make: \_\_\_\_\_ Tag #: \_\_\_\_\_

Two local relatives who can be contacted in case of an emergency:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

APPLICANT'S CELL PHONE # \_\_\_\_\_ CO-APPLICANT'S CELL PHONE# \_\_\_\_\_

### RENTAL HISTORY:

Your present address: \_\_\_\_\_ Home phone # \_\_\_\_\_

How long at this address: \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_ Landlord \_\_\_\_\_ Phone #: \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Your previous address: \_\_\_\_\_

Landlord: \_\_\_\_\_ Phone #: \_\_\_\_\_ How long at this address: \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_

Reason for leaving: \_\_\_\_\_

Have you ever been evicted, and if so from where and when? \_\_\_\_\_

### EMPLOYMENT:

Applicant's Employer \_\_\_\_\_ Phone # \_\_\_\_\_ Employed how long: \_\_\_\_\_

Salary \_\_\_\_\_ Position/Title: \_\_\_\_\_ Supervisor's name: \_\_\_\_\_ Shift Worked: \_\_\_\_\_

Social Security # \_\_\_\_\_ If employed less than one year, previous employer/ How long? \_\_\_\_\_

Other **VERIFIABLE** sources of income to be considered \_\_\_\_\_

Co-Applicant's Employer \_\_\_\_\_ Phone # \_\_\_\_\_ Employed how long: \_\_\_\_\_

Salary \_\_\_\_\_ Position/Title: \_\_\_\_\_ Supervisor's name: \_\_\_\_\_ Shift Worked: \_\_\_\_\_

Social Security # \_\_\_\_\_ if employed less than one year, previous employer: How long? \_\_\_\_\_

Other **VERIFIABLE** sources of income to be considered \_\_\_\_\_

### CREDIT REFERENCES: (Loans, Installments, etc.):

1. \_\_\_\_\_ (open/closed) Phone # \_\_\_\_\_ Payment Amt. \_\_\_\_\_

2. \_\_\_\_\_ (open/closed) Phone # \_\_\_\_\_ Payment Amt. \_\_\_\_\_

3. \_\_\_\_\_ (open/closed) Phone # \_\_\_\_\_ Payment Amt. \_\_\_\_\_

I agree to give Tinsley Real Estate, Inc. the authority to investigate my reputation and character, criminal history, credit references, current and past rental record, places of employment, and sources of income listed above. The information obtained will be used to determine my eligibility to rent this property.

I understand also that the amount of any security deposits required to rent this property are based upon the monthly rental value of this property, by my creditworthiness, employment stability, ability to pay the rent and residence stability; **EXCEPT** in those cases whereby the property owner indiscriminately specifies a set security deposit.

Tinsley Real Estate, Inc. has a company policy that monthly rent should not exceed 33% of monthly income, and that maximum occupancy is limited to two people per bedroom. Cosigning arrangements, if allowed, must be pre-approved by management.

Along with this completed application, Tinsley Real Estate, Inc. requires: **\$25 CASH NON-REFUNDABLE APPLICATION FEE, A PICTURE IDENTIFICATION** for each adult applicant, and **PROOF OF INCOME (Check Stub or Previous Years Income Tax Records)** for each adult applicant showing **SOCIAL SECURITY NUMBER**.

I certify that the statements in this application are true, accurate, and complete to the best of my knowledge and I acknowledge that any misrepresentation can be cause for eviction. Furthermore, I understand that if Tinsley Real Estate, Inc. rents a property to me based on this information then this application becomes a legally binding part of any lease agreement hereinafter signed.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CO-APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## Leasing Requirements

1. Applicants **MUST** be (18) years of age, **MUST** provide a government issued picture I.D., and **MUST** provide a valid social security card.
2. Applicants should have **AT LEAST** (6) months current employment **OR** should have been on previous job **AT LEAST** (12) months. (This requirement may be waived under certain conditions, i.e.; recent graduate, relocation, etc.)
3. Applicants should provide **VERIFIABLE** proof of income by either a current check stub or the most recent income tax return.
4. Applicants should be able to provide **VERIFIABLE** credit, and/or rental references establishing a credit history.
5. Applicants monthly rent **SHOULD NOT** exceed approximately one-third of their monthly verifiable income.
6. Applicant **MUST** walk through the property of choice **BEFORE** management will process the application.
7. **NO** more than (2) persons allowed for each bedroom in dwelling.
8. **NO PETS** allowed unless otherwise agreed to in writing by landlord.
9. Roommates **MUST** meet all of these requirements individually.
10. Everyone, except dependent children, over (18) living in dwelling **MUST** meet these requirements.
11. A \$25.00, **NON-REFUNDABLE** application processing fee **MUST** be paid with cash or certified funds prior to the application being processed.

I have read and understand that the above Leasing Requirements.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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**FOR OFFICE USE ONLY**

APPLICATION ACCEPTED: \_\_\_\_\_ SECURITY DEPOSIT: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICATION REJECTED: \_\_\_\_\_ REASON REJECTED: \_\_\_\_\_ DATE: \_\_\_\_\_