



# Quality Property Management and Investments

## RENTAL APPLICATION

APPLICATION FEE \$25.00 (NON-REFUNDABLE)

**Rental Application** for (address) \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_ SS # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Date of Birth \_\_\_\_\_ Driver's License No. \_\_\_\_\_

Other Occupants? 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

Any pets? \_\_\_\_\_ Describe \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Residence History-List past two residences (Beginning with most recent)

**1. Present Address:** \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

How long at this address? \_\_\_\_\_ Rent Amount? \_\_\_\_\_ Reason for leaving? \_\_\_\_\_

Owner/ Manager \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**2. Previous Address:** \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

How long at this address? \_\_\_\_\_ Rent Amount? \_\_\_\_\_ Reason for leaving? \_\_\_\_\_

Owner/ Manager \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**Employment and Income Information**

Current Employer \_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Job Title \_\_\_\_\_ Date Employed \_\_\_\_\_

Supervisor \_\_\_\_\_ Current Gross Income Per Month (before deductions) \$ \_\_\_\_\_

List additional sources of income (other than employment listed above) \_\_\_\_\_

Previous Employer (If current less than 6 months) \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_ Job Title \_\_\_\_\_

Date Employed \_\_\_\_\_ Supervisor \_\_\_\_\_ Previous Monthly Gross Income \_\_\_\_\_

**Financial Information**

Do you have a: **Checking Account**  Yes  No **Savings Account**  Yes  No **Bank Name** \_\_\_\_\_

Which Credit Cards do you have? **VISA**  **MasterCard**  **Discover**  **American Express**  **Other**  \_\_\_\_\_

**HAVE YOU... ever filed bankruptcy?** \_\_\_\_\_ **ever been evicted?** \_\_\_\_\_ **ever been convicted of a felony?** \_\_\_\_\_

Vehicle (s)

Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ License Number \_\_\_\_\_

Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ License Number \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

Personal Reference \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

How did you find out about TRI-WIN?  TRI-WIN Sign  Current Tenant  Television  Lincoln Journal Star

Daily Nebraskan  Internet  American Classifieds  Radio  Other \_\_\_\_\_

I hereby state and represent that the information in this application is complete and accurate. I understand that in the event a lease is entered into it may be canceled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. I authorize you to verify the above information through a consumer reporting agency. This agency is Tenant Data Services, Inc. (800)228-1837. The function of this agency is to track and maintain records, such as your residential conduct and personal credit history. Tenant Data Services, Inc. will also obtain a credit report on all applicants. I also authorize my previous landlords to release my rental history information directly to TRI-WIN Properties. Applicant understands and agrees that by signing this application it authorizes management to remove this rental unit from the market. Applicant is legally obligated for the rental unit. IF I SHOULD CANCEL THIS APPLICATION AFTER TWO (2) DAYS FROM THE DATE OF APPLICATION APPROVAL, MY ENTIRE DEPOSIT WILL BE RETAINED AS TERMINATION CHARGES. I understand that PETS ARE NOT ALLOWED.

Landlord has no knowledge of lead-based paint or lead based hazards in the housing and has no records and reports available pertaining to lead-based paint hazards in the housing except: None.

By signing this agreement tenant acknowledges having received the information concerning lead-based hazards, read the following lead warning statement, and having received from landlord the pamphlet "Protect Your Family from Lead in Your Home".

Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly.

Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

If a check submitted for payment of the application fee is returned by your bank, there will be a \$50 service charge added to the amount of the check.

LEASE TERM \_\_\_\_\_ SECURITY DEPOSIT \_\_\_\_\_ RENTAL RATE \_\_\_\_\_ MOVE-IN DATE \_\_\_\_\_



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\_\_\_\_\_  
**Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Leasing Agent**

\_\_\_\_\_  
**Date**