

Fan Apartments, Inc.

P.O. Box 5541 Richmond, VA 23220

Office #: (804) 358-4784 Fax #: (804) 359-3385 Agent Cell #: (804) 564-9833 Email: fanapartments@aol.com

RENTAL APPLICATION

Property Address/Apartment #: _____

Please Print Clearly

Date Needed: _____

Name: _____ Day Phone #: _____

Social Security No.: _____ Night Phone #: _____

Driver's License No.: _____ Date of Birth: _____ Email: _____

Present Address: _____ City: _____ State: _____ Zip: _____

How Long There: _____ Date moved in: _____ Date moved out: _____

Present Landlord: _____ Phone: _____

Address: _____

Monthly Rent: _____ How long there: _____ Reason for leaving: _____

Are you on a Lease: YES or NO If NO, explain: _____

Previous Address: _____ City: _____ State: _____ Zip: _____

How Long There: _____ Date moved in: _____ Date moved out: _____

Were you on a Lease: YES or NO If NO, explain: _____

Previous Landlord: _____ Phone: _____

Previous Landlord Address: _____

Monthly Rent: _____ How long there: _____ Reason for leaving: _____

List all names of anyone who will be occupying the apartment:

- Name: _____ Age: _____ Relationship: _____
- Name: _____ Age: _____ Relationship: _____
- Name: _____ Age: _____ Relationship: _____

Are you a U.S. Citizen? YES or NO _____ Do you smoke cigarettes? YES or NO _____

Do you have any pets? (Specify) _____

Have you ever: Been evicted: _____ Sued for nonpayment of rent: _____ Breached a Lease: _____

Filed bankruptcy: _____ Been convicted of felony: _____ If so, explain _____

Are you a Student: YES or NO If YES, where: _____ If moving from out of town, will you be a student? YES or NO

If YES, where: _____ if NO, ___ I will be seeking new employment or

___ I have transferred to Richmond/have new job; or ___ I have transferred to Richmond with my present employer

Present Employer: _____ Phone: _____

Address: _____

Occupation: _____ Gross monthly salary: _____

Supervisor: _____ Length of employment: _____

Previous Employer: _____ Phone: _____

Address: _____

Occupation: _____ Gross monthly salary: _____

Supervisor: _____ Length of employment: _____

Other Income if any: _____ Specify source _____

Personal Reference: _____ Phone: _____

In case of emergency, notify: _____ Relationship: _____

Address: _____ Phone: _____

How did you hear about us? ___ FanApartments.com ___ VCU/Off Campus Partners ___ "FOR RENT" Sign ___ Friend ___ Other

Page 1.

HOW TO RENT FROM FAN APARTMENTS, INC.

1. Roommates and/or co-signers must complete separate Applications.
2. Application fee is \$25.00 per person. It is not refundable and must be presented with this Application.
3. Earnest Deposit is equal to one months rent and must be presented with this Application, **in a separate check from the application fee.** If you have written a check for the Earnest Deposit and you are declined, we will have to verify that the funds have been credited to our bank prior to refunding you.
4. First month's rent must be paid by certified check or money order no later than the Lease start date or Move In date, whichever comes first.
5. If Pets are allowed, the typical fee for Pets are as follows: Pet rent is \$50.00 per month. There is a one time non-refundable \$100.00 fee charged for accepting a pet and is due and payable with your first month's rent. We must approve pets and applicant must sign a pet agreement included in Lease. **NO PETS ARE ALLOWED UNLESS** the above fees are paid and a Pet Agreement is executed with Fan Apartments, Inc. **NO MORE THAN 2 PETS ARE ALLOWED! NO PIT BULLS!** (As per our Insurance company. SORRY!)
6. If this Application is mailed or faxed to our office, you must photocopy and send your driver's license or other photo identification. **PLEASE MAKE ALL PAYMENTS PAYABLE TO Fan Apartments, Inc.**

Fan Apartments, Inc.

P.O. Box 5541 Richmond, VA 23220

Office #: (804) 358-4784 Fax #: (804) 359-3385 Agent Cell #: (804) 564-9833 Email: fanapartments@aol.com

PLEASE READ ALL TERMS BELOW AND SIGN:

I understand that the premises are to be used as a residence to be occupied by only the persons listed on this Application and that occupancy is subject to possession being delivered by present occupant. I understand that this is not a Lease or an offer to rent. I understand that this Application is subject to prior Applications. An Application fee in the sum of \$25.00 and an Earnest Deposit in the amount of \$_____ received on ____/____/____ (date) has been deposited with Fan Apartments, Inc., with the clear understanding that this Application, including each prospective occupant, is subject to approval and acceptance by Fan Apartments, Inc., at its sole discretion.

I hereby authorize Fan Apartments, Inc., to obtain information it deems desirable in the processing of my Application including but not limited to: credit reports, civil or criminal actions, rental history, employment/salary details, police and vehicle records, personal interviews with neighbors, friends, or others with whom I am acquainted, and any other relevant information Fan Apartments, Inc., deems necessary. This inquiry includes information as to my character, my general reputation, my personal characteristics and my mode of living. I hereby release Fan Apartments, Inc. and its employees from all liability for any damage whatsoever incurred in furnishing or obtaining such information. I understand that I have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. I also authorize the release of information contained on this Application or sought by such inquiries.

Upon approval of this Application by Fan Apartments, Inc., I agree to execute a Lease in the City of Richmond, VA, before possession is given, and within five (5) days after being notified by "Agent" and/or "Property Owner" of approval (time being of the essence). **A copy of the Lease is available upon request.** If I fail to execute said Lease or if I withdraw this Application, I agree that the Application Fee and Earnest Deposit shall be retained by Fan Apartments, Inc. as the agreed upon compensation for credit investigation, processing and verification of this Application, other expenses and/or loss of rent, and that Fan Apartments, Inc. shall have no further obligation to me. In no event is the Application fee refundable to me, except in the event that Fan Apartments, Inc. fails to deliver possession of the premises as may be required by any Lease executed between the parties to this Application. I hereby waive any claim for damages by reason of non-acceptance of this Application, which Fan Apartments, Inc. may reject without stating reasons for so doing. I certify that the information provided herein is true and accurate to the best of my knowledge and fully understand and agree that any information found to be untrue could result in the refusal by Fan Apartments, Inc. to Lease to me and the forfeiture of any Earnest Deposit paid with this Application. It is further agreed that if any information herein is false, the Lease made on the strength of this Application may, at the option of Fan Apartments, Inc. be terminated at any time. I have walked through and/or seen the premises and I agree to accept the premises in "AS IS" condition. This Application shall remain the property of Fan Apartments, Inc.

NO PERSON SHALL BE DENIED THE RIGHT TO RENT OUR PROPERTY BECAUSE OF THEIR RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, OR HANDICAP.

Signature of Applicant _____ Date _____

Verification: SSN _____ DL/ID _____ CurTennancy _____