

Other Occupants (Persons under 18 who will occupy the unit without signing the lease):

Name: _____ Relationship: _____ SEX: _____

Social Security Number: _____ - _____ - _____ Birthdate: _____/_____/_____

Name: _____ Relationship: _____ SEX: _____

Social Security Number: _____ - _____ - _____ Birthdate: _____/_____/_____

Name: _____ Relationship: _____ SEX: _____

Social Security Number: _____ - _____ - _____ Birthdate: _____/_____/_____

Vehicles (List all vehicles owned/operated by you or any occupants that will be on premises):

Make	Model	Year	Color	License Plate #	State
Make	Model	Year	Color	License Plate #	State
Make	Model	Year	Color	License Plate #	State

Emergency Contact (Person over 18, who will not be living with you):

Name: _____ Relationship: _____

Address: _____ City/State/Zip: _____

Home Phone: _____ Cell Phone: _____

WARNING:

18 U.S.C. 1001 provides, among other things, that whomever knowingly and willfully makes or uses a document or writing containing false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States shall be fined not more than \$10,000 or imprisoned for not more than five (5) years, or both.

Equal Housing Opportunity:

R. Fralin & Associates, does business in accordance with the federal Fair Housing laws. We offer equal service to all clients and prospects without regard to race, color, religion, sex, handicap, familial status or national origin.

It should be noted that this application is only the preliminary step in the resident selection process and in no way guarantees an applicant occupancy. However, this process cannot begin until the application is fully complete. Should the application be approved, applicant agrees to take possession of the rental unit within thirty (30) days of date of application approval. In accordance with the Code of Virginia Section 55-248.6:1, the landlord retains the right to claim actual damages if applicant fails to rent the unit.

I hereby state and represent that the information provided by me in the application is complete and accurate. I authorize the landlord to obtain a consumer report and any other information deemed necessary, for the purpose of evaluating my application for residency. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records and/or other necessary information.

I hereby expressly release the landlord and any procurer or furnisher of information from any liability in connection with any information they provide and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.

I acknowledge and agree that in the event I enter into a lease with the owner, the lease may be cancelled by the owner in the event any of the information provided by me in this application is materially inaccurate or incomplete. I understand that the Rules and Regulations are adopted for the benefit of all residents and proper operations of the property and I agree that the residency will be subject to cooperation of them.

I hereby authorize R. Fralin & Associates, to verify the above information. I understand that the fee for verification of the rental application is not a deposit, will not be applied to any rent, and will not be refunded even if application is denied.

Applicant Signature

Date

Authorized Agent, R. Fralin & Associates

Date

**Income verification, voided check/debit card, and photo I.D. can be attached on the last page of this document.*

RENTAL VERIFICATION FORM

*if you have never rented before, you don't need to do the verification form.

Required* I plan to fill out the following form:

Date: _____

To: _____ Landlord Fax/Email: _____

From: _____ Agent Fax: (540) _____, Phone: (540) _____

The following applicant(s) has applied for residency. Please complete the requested rental information below as soon as possible. Thank you for your time and complete cooperation.

Applicant Name (printed): _____

Applicant Name (printed): _____

Applicant hereby authorizes verification of any and all information as set forth in the Rental Application, including release of information by any Landlord (past or present).

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Current Resident

Previous Resident

Name(s): _____

Address: _____

Dates of Occupancy: _____

Rental Amount: _____

Length of Occupancy: _____

Any Late Payments/NSF's? Yes No How Many? _____

Any Pets? Yes No How Many? _____

Property Kept in Good Condition? Yes No

Proper Notice Given? Yes No

Deposit Refunded? Yes No

Has a dispossessionary warrant ever been filed? Yes No How Many? _____

Is there a balance outstanding at this time? Yes No Amount \$_____

Would you rent to this person(s) again? Yes No

Information Given By: _____

Title: _____ Phone Number: _____

OFFICE USE ONLY BELOW THIS LINE

VERIFIED BY

DATE

Verification

- *Clear and legible Photo Identification must be presented with each application*
- *Income verification is required for each source of income listed and proof of such income must be provided (Two (2) most recent paystubs, or bank statements; Offer letter; etc.).*
- Please attach files containing the relevant information. Photographs (.jpeg files) of Paystubs, a Voided Check and/or Debit Card, and Photo Identification are acceptable.
- **Please Note: Photo Identification (such as Passport, Driver's License, Etc.) must include a visible and legible signature.**

Photo ID

Income Verification

Bank Account Verification