

Rental Application

(Subject to Landlord's Approval)

rev.9/25

Name: _____ Social Security Number: _____ - _____ - _____

Current Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

Are you over the age of 18? Yes/No _____

CURRENT LANDLORD INFORMATION: **If you own a home please list your address and mortgage amount**

Name: _____ Do we have consent to contact them for a reference? Yes / No

Street address: _____ City/State/Zip: _____

Phone number or email: _____

Move-in date: _____ Move-out date: _____ Monthly rent: _____

Are you currently involved in Summary Process (eviction) Proceedings or have you ever received a termination notice or Notice To Quit during your tenancy? Yes/No _____

PRIOR RENTAL INFORMATION:

Street address: _____ City/State/Zip: _____

Name of Former Landlord: _____ Do we have consent to contact them? Yes / No

Phone number or email: _____

Move-in date: _____ Move-out date: _____ Monthly rent: _____

Did you ever receive a Notice To Quit or termination notice during your tenancy, or were you evicted? Yes/No _____

CURRENT EMPLOYMENT:

Name: _____ Position held: _____

Street address: _____ City/State/Zip: _____

Name and email/phone number for supervisor: _____

Employment start date: _____ Salary: _____

FORMER EMPLOYER / SECOND JOB: (circle one)

Name: _____ Position held: _____

Street address: _____ City/State/Zip: _____

Name and email/phone number for supervisor: _____

Employment start date: _____ End Date: _____ Salary: _____

DO YOU HAVE ANY ADDITIONAL SOURCES OF INCOME: Non-employment income: Yes / No

If yes, please list amount and frequency: _____

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OTHER INFORMATION:

Number of vehicles: _____ Vehicle year/make/model/color: _____

Emergency contact who will not be living with you: Name _____ Tel #: _____

Do you smoke? Yes/No _____ Are you currently an undergraduate student? Yes/No _____

Have you ever filed for bankruptcy or are currently going through bankruptcy proceedings? Yes/No _____

Have you ever been evicted? Yes/No _____ Are you a convicted felon? Yes/No _____

Are you a registered sex offender? Yes/No _____ If you answered yes to any of the above questions, please explain:

INFORMATION ABOUT THE PROPERTY YOU'RE APPLYING FOR:

Rental Property Address: _____ Unit: _____

City/State/Zip: _____

Monthly Rent: _____ Pet(s): _____ Total number of occupants: _____

Names & ages of minor children: _____

Total amount due: First months rent: \$ _____ Last months rent: \$ _____ Security Deposit: \$ _____

Term of lease (total months): _____ Start Date: _____ End Date: _____

LEGAL DISCLAIMERS AND RELEASE OF INFORMATION:

1.) **Each adult over the age of 18 must complete an application.** The applicant acknowledges that all information attested to or contained in this application will be verified. A TransUnion "hard inquiry" will be run via Birchwood Credit Services. This application is taken subject to the owner's approval.

Applicant Acknowledgment: I consent to Sloane Realty Group obtaining a TransUnion credit report using the information I have provided in this application. Initial: _____

2.) **The following documentation must be submitted with this Rental Application:** valid photo ID and proof of income or ability to pay rent. **The following amount of money must be submitted with the Rental Application:** a deposit equal to one month's rent. Payment may be made via check, cash, money order, bank wire (please request instructions), DepositLink (\$18 fee per transaction).

Applicant Acknowledgment: I understand that my Rental Application will not be submitted to the Owner or Authorized Agent until all the required information and deposit is submitted to the Renting Agent. Initials: _____

3.) **Sloane Realty Group and/or the Renting Agent is only authorized to show the apartment for rent and to assist the Owner in the screening of applicants.** Screening includes, but is not limited to, reviewing a rental application, credit information, verifying identity, employment and/or income information, personal references, current and prior landlord references, personal references, or any other pertinent information. Only the Owner or their Authorized Agent shall make a decision on what applications may be accepted or denied.

Applicant Acknowledgment: I give Sloane Realty Group permission to share all information I have provided to the Renting Agent with the Owner or their authorized Agent. Initial: _____

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4.) Subject to State and Federal Fair Housing Laws, no inquiry shall be made by the Renting Agent or Sloane Realty Group regarding race, color, national origin, religion, sex, familial status, disability, source of income, public assistance status, sexual orientation, gender identity or expression, age (except minors), marital status, veteran or active military status, ancestry or genetic information.

APPLICANT INITIALS: I attest that Sloane Realty Group and/or the Renting Agent have not made any inquiries regarding my status as a member of the aforementioned protected classes on this application, in person, verbally, or at any point since contacting the Renting Agent/Broker. Initial: _____

5.) Sloane Realty Group has no authority to make certain representations concerning the premises, including; safety of the premises inside and out, compliance with state and local building code, compliance with state and local sanitary code, presence of hazardous materials, neighborhood demographics, crime statistics, facts or opinions about other occupants in the building, facts or opinions about the neighborhood or surrounding geographic area(s), or any other information that would be outside the scope of a real estate agent's knowledge.

APPLICANT INITIALS: I understand the above statement. Initial: _____

6.) **During the pendency of this transaction the rental deposit (first months rent) shall be held by the listing broker** unless otherwise communicated, and placed into a non-interest bearing escrow account. The deposit shall be held and disbursed in accordance with 254 CMR 3.10(a). Consummation of a rental transaction shall occur when written or verbal acceptance by the Owner or Authorized Agent is communicated to the Applicant, at which time the first months rent shall be turned over to the Owner. If an application for tenancy is rejected by the Owner or their Authorized Agent, the applicant is entitled to a full refund of the rental deposit.

APPLICANT INITIALS: I understand the aforementioned deposit policy. Initial: _____

I hereby certify under the pains and penalties of perjury that the information provided in this rental application is true, complete, and accurate to the best of my knowledge and belief. I understand that any misrepresentation or omission may be grounds for rejection of this application or termination of any lease entered into based on false or inaccurate information contained in this application

Applicant Signature: _____ Date: _____