



Pleasant Townhomes
PO Box 131
101-137 Courtright Drive East and 101-146 Wagnalls Court
Pickerington, OH 43147
(614) 207-6434

Rental Application Cover Letter

Thank you for choosing **Pleasant Townhomes**! We take considerable amount of pleasure in providing quality housing to anyone that meets our qualifications. The management is committed to complying with all applicable laws including all Fair Housing Laws and prohibits discrimination based on race, color, national origin, religion, sex, familiar status, disability, age, sexual orientation, gender identity, or status as a student. Below is a list of minimum requirements and qualification that management utilizes to determine the eligibility of each applicant. The information below is provided to give an understanding of the qualifying procedure. **All of the items below are necessary to assure the proper review of the application package.**

1. **Application:** a signed and **fully** completed application for each adult over the age of 18.
2. **Deposits and Fees:** A refundable **\$1,065.00 security/damage deposit** along with a non-refundable application fee of **\$35.00 per person / \$50.00 per married couple (deposit and application fees must be in separate payments) is required before your application can be considered or processed.**
3. **Credit Report:** a credit report will be obtained for all applicants from the past 24 months of credit history. Negative credit information will be reviewed as to the age of the account, account type, and the extensiveness of the negative debt (excluding student loans and medical). Outstanding judgments or liens may not be accepted and if accepted will result in an additional security deposit amount equal to or larger than one month's rent or possible denial. Any "open" bankruptcy is an automatic denial. International applicants may present a valid passport or other valid government identification in lieu of credit reporting and the U.S. International applicant must also complete a Supplement Non-Citizen Application and provide copies of all required documents.
4. **Rental History:** Delinquent rental payments and/or failure to fulfill terms on prior lease are grounds for denial. First time renters may be required an additional deposit. Must have six (6) months verifiable and positive rental history. Roommates must qualify individually in all areas except income.
5. **Employment History:** Current and/or previous employment for six (6) month is required. Additional deposit may be required if employment history is less than six (6) months. Full-time students may have guarantors.
6. **Income Verification:** Applicant(s) must supply management with written verification, two current paycheck stubs, or six (6) months Bank Statements. **The application will not be reviewed until verification is provided.**
7. **Income Requirements:** Applicant(s) must earn three (3) times the amount of the monthly rent.
8. **Identification:** A copy of your current valid driver's license or state ID card and social security card is required with each applicant. **The application will not be processed until proper identification is provided.**
9. **Maximum Occupancy:** Two (2) people per bedroom. (Exception – a child under 12 month of age)
10. **Electric, Gas, Water, and Trash Service:** Proof of electric, gas, water, and trash service will be required before move-in.
11. **Pet Restrictions:** Two (2) Pets are allowed according to breed (no aggressive breeds). **50 lb. weight limit (full grown).**
 - a. **Pet Deposit:**
 - i. **1 Pet** - \$300 deposit (\$150 being refundable at move out provided no pet damages. \$150 is non-refundable).
 - ii. **2 Pets** - \$600 Deposit (\$300 being refundable at move out provided no pet damage. \$300 is non-refundable). \$35 per month pet rent – per pet.
12. **Criminal Background Check:** A criminal background check will be done on each applicant. Record of any felony, drug related or violent criminal offenses will be grounds for denial.
13. **Inspection of Current Housing:** A brief inspection of your current housing will be requested in order to insure that you take care of other people's property. Denial of inspection or evidence of damage above and beyond normal wear and tear will be grounds for denial.
14. **Guarantor:** First time renters, student and retired may utilize a guarantor. The guarantor income must be six (6) times their rent/mortgage and the application's rent amount combined.
15. **Renter Insurance:** A minimum of \$100,000 property liability insurance is required before move in.

*** The signature below acknowledges that I have read and understand this document and have received a copy. I give permission for management to obtain my credit report and any applicable information in review of my rental application.

Applicants Signature

Date

The Deposit to hold the townhome is non-refundable if applicant(s) cancel after three (3) days (72 hours) of our receipt of the security deposit.

_____ (applicant Initials)



PLEASANT TOWNHOMES RENTAL APPLICATION

APPLICATION FEE: \$35 per person; \$50 per married couple

The undersigned hereby makes an application to rent townhome unit # _____ located at: _____, Pickerington, OH 43147
Anticipated move date of _____ at a monthly rent of \$ _____ and security deposit of \$ _____.

PLEASE TELL US ABOUT YOURSELF

Full Name: _____	Date of Birth: _____
Home Phone: _____	Social Security #: _____
Cell Phone: _____	Drivers License #: _____
Email Address: _____	Do You Smoke? () Yes () No
Co-Applicant Name: _____	Do have a water bed? () Yes () No

DEPENDENTS/OCCUPANT INFORMATION

Name of Dependent/Occupant: _____	Birthdate: _____
Name of Dependent/Occupant: _____	Birthdate: _____
Name of Dependent/Occupant: _____	Birthdate: _____
Name of Dependent/Occupant: _____	Birthdate: _____

PET INFORMATION

List of Pets (Include breed & weight) _____
List of Pets (Include breed & weight) _____

RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ City _____ State _____ Zip _____
Month/Year Moved In _____ Reasons for Leaving _____ Rent _____
Owner/Agent _____ Phone () _____
Previous Address (previous 3 years) _____ Rent _____
Owner/Agent _____ Phone () _____

DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years?	Yes _____	No _____	If Yes, When? _____
Have you ever been evicted from a residential rental?	Yes _____	No _____	If Yes, When? _____
Have you had two or more late rental payments in the past year?	Yes _____	No _____	
Have you ever willfully or intentionally refused to pay rent when due?	Yes _____	No _____	
Have you ever had a home foreclosure?	Yes _____	No _____	If Yes, When? _____
Have you ever had a home foreclosure initiated against you?	Yes _____	No _____	If Yes, When? _____

EMPLOYMENT HISTORY

Your Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed _____ Retired _____
Employer _____
Dates Employed: From _____ To _____ Employed as _____
Supervisor Name _____ Phone () _____
(If employed by above less than 12 months, give name and phone of previous employer or school): _____

MONTHLY INCOME

Wages: \$ _____	Alimony: \$ _____
Self Employment: \$ _____	Other(): \$ _____
Pension: \$ _____	Other(): \$ _____

MONTHLY EXPENSES:

Auto Payments \$ _____	Food \$ _____
Auto Insurance \$ _____	Credit Card Installment \$ _____
Auto Fuel \$ _____	Student Loans \$ _____
Alimony \$ _____	Child Care \$ _____



Cell Phone/Telephone
Pet Care
Internet/Cable Service
Health Insurance

\$ _____
\$ _____
\$ _____
\$ _____

Child Tuition
Misc Expenses
Other()

\$ _____
\$ _____
\$ _____

Banking Accounts:

Name _____	Type Account _____	Acct # _____
Name _____	Type Account _____	Acct # _____
Name _____	Type Account _____	Acct # _____
Name _____	Type Account _____	Acct # _____

Personal References or Emergency Contact:

Name _____	Address _____
Phone _____	Relationship _____
Name _____	Address _____
Phone _____	Relationship _____

Vehicle Information:

Make/Model _____	Year _____	License Plate # _____
Make/Model _____	Year _____	License Plate # _____
Make/Model _____	Year _____	License Plate # _____

Would you allow Pleasant Townhome's management to do a brief inspection of you current residence?
Yes _____ No _____

ADDITIONAL INFORMATION:

Please give any additional information that might help management evaluate this application:

I hereby deposit \$ _____ as earnest money to be refunded to me if this application is not accepted within 3 business banking days. Upon acceptance, this deposit shall be retained as part of the security deposit. When so approved and accepted, I agree to execute a lease for _____ months before possession is given and to pay the balance of the security deposit to the move-in date. If the application is not approved or accepted by the owner or agent, the deposit will be refunded, the application hereby waiving any claim for damages by reason of non-acceptance which the owner or agent may reject. I recognize that as part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living. In addition, the owner or agent may request a brief inspection of your current residence to determine how you care for your current residence.

The above information, to the best of my knowledge, is true and correct.

I agree to permit an investigation of my credit, tenant history, banking and employment for the purposes of renting a townhome with this owner/manager.

Please sign: X _____
Name of Applicant Date

Name (please print) X _____



PLEASANT COMPANY, LTD

RENTAL VERIFICATION

DATE: _____

TO: _____

The above referenced applicant has applied with us for a rental home. Please complete the information below and return it to me to the address, fax, or email address above. Your prompt attention to the completion of the following information will be greatly appreciated.

I/We hereby authorize the release of the information requested.

Applicant

Applicant

Period of Rent: From:_____/_____/_____ To:_____/_____/_____

Rent per month: \$_____ Utilities included: Yes () No ()

Account Rated: Excellent () Good () Fair () Poor ()

Did the tenant have any pets? Yes () No ()

Did you have any problems with this tenant? Yes () No ()

Did you ever serve the tenant with a "Notice to Leave Premises"? Yes () No ()

If you answered yes to any of the above questions, please explain: _____

Would you re rent to this tenant? Yes () No ()

Signature_____ Title_____ Date_____

Thank you for your prompt attention to our request.

All the best!



PLEASANT COMPANY, LTD

AUTHORIZATION REQUEST

To Whom It May Concern:

I hereby authorize you to release to Pleasant Company, LTD for verification purposes, information concerning:

1. Employment, dates, title, income, hours worked, etc.
2. Banking and Savings account(s) of record.
3. Mortgage loan rating; (opening date, high credit, payment amount, loan balance and payment record).
4. Rental history; (term of lease, payment history, problems and/or any derogatory information).

Also, I hereby authorize utility service to be established in my name and agree to pay for such service.

This information is for the confidential use of Pleasant Company LTD. A photographic or carbon copy of this authorization (being a photographic or carbon copy of the signature(s) of the undersigned), may be deemed to be the equivalent and may be used as a duplicate original.

Your prompt response and cooperation to this request is greatly appreciated.

Signature

Social Security Number

Signature

Social Security Number

PLEASANT COMPANY, LTD
