RENTAL APPLICATION

This Rental Application is an offer to rent. The Deed of Lease is a legally binding contract.

It is unlawful to discriminate on the basis of race, color, religion, national origin, sex, elderliness, familial status or handicap. This application will be processed in accordance with all Fair Housing and occupancy laws.

BROKERAGE DISCLOSURE

The applicants acknowledge by their initials that in this real estate lease transaction the Listing Broker, ____________________________, represents the Landlord and that the Leasing broker, ____________________________, represents □ the Landlord OR □ the Tenant. (If the Broker is acting as a dual representative of both the Landlord and Tenant, then the appropriate disclosure form is attached to and made a part of this Application.

Applicant/s Initials __________ / __________ Leasing Agent must attach a business card.

Applicant/s Identification Type & Expiration Date: ____________________________________________________________.

OFFER TO RENT

(Applicant 1) and ____________________________, (Applicant 2) offer to lease the property known as ____________________________, Virginia ____________________________, ("Premises"), for ________________ years/months beginning ____________________________, for the monthly rent of $ ____________________________, payable in advance on the first day of each month.

CONDITIONS

A NON-REFUNDABLE PROCESSING FEE OF $ ____________________________, per Applicant is included with this application. Processing may take up to 5 business days to complete. AN EARNEST MONEY DEPOSIT OF $ ____________________________, ("Deposit") is included and will be held by ____________________________, If this Application is accepted, the Deposit will be credited to amounts owed to the Landlord. If this Application is not accepted, the Deposit will be refunded to the Applicant(s) less any additional documented processing charges.

Occupancy is subject to possession being delivered by the present occupant. The property is accepted "As Is" unless otherwise noted below or by attachment.

CONTACT NUMBERS: APPLICANT 1

C: ________________ C: ________________

H: ________________ H: ________________

W: ________________ W: ________________

Email: ____________________________ Email: ____________________________

OFFICE USE ONLY

Application Received Date ________________ Time ________________

Application Reviewed By ____________________________

Approved □ Rejected □ Withdrawn □ Applicant of Agent notified Date ________________ Time ________________

NVAR - K1008 - Rev. 05/08 Page 1 of 4
APPLICANTS AGREE AND UNDERSTAND THAT:

1. This Application, each occupant and each pet are subject to acceptance and approval by the Landlord.
2. The Listing Company is obligated to present all Applications to the Landlord until the Lease is signed.
3. Landlord and Landlord's Agent may rescind acceptance and resume marketing the Premises at any time until the Lease is signed.
4. Proof of current income is required. For example:
   - Latest Pay Statements/Stubs
   - Last 2 years' Form W-2 for hourly or weekly pay persons
   - Last 2 years' Form 1040 and Schedule C (if applicable) of self-employed or persons with tip income
   - Copy of LES and orders for military
5. This Application consists of four pages which must be completed in full. Incomplete or missing information will result in delay of a decision. Willful misrepresentation may be grounds for invalidating a Lease.
6. A draft of the proposed Lease may be reviewed through the Listing Broker. If Landlord and Applicant cannot agree on terms, the deposit will be refunded.
7. Applicant must present valid photo identification or 2 forms of ID before signing the Lease.
8. The Applicant is responsible for obtaining property and liability insurance (Renter's Insurance) and assuming utility accounts where required before occupying the Premises.
9. Any move-in fees and utility deposits are the responsibility of the Applicant.
10. Only those persons listed in the Application are to live in the premises.
11. The Premises are not to be used for business except with full knowledge and consent of the Landlord and in conformity with all applicable laws and regulations.
12. Applicant has no Leasehold interest until the Lease is signed.

I/we agree to the above conditions and authorize the firm processing this Application to verify any information contained herein and to perform any credit or investigative inquiries necessary in properly evaluating this Application, and any renewal. If any information is found to be false or misleading, the Application may be summarily rejected.

Signed Applicant 1  Date  Signed Applicant 2  Date

APPLICANT 1

Name
Date of Birth  Social Security Number

Current Street Address

City  State  Zip
From:  To:  $  Rent  Mortgage
Dates of Occupancy

Landlord/Mortgage Company Name

Phone #  Fax #
Reason for Moving

APPLICANT 2

Name
Date of Birth  Social Security Number

Current Street Address

City  State  Zip
From:  To:  $  Rent  Mortgage
Dates of Occupancy

Landlord/Mortgage Company Name

Phone #  Fax #
Reason for Moving
### APPLICANT 1

**Previous Street Address**

City                          State                        Zip

From: ___________________ To: ___________________ $ 

Dates of Occupancy

Rent  Mortgage

Landlord/Management/Mortgage Co. Name

Phone #                        Fax #

Reason for Moving

### EMPLOYMENT

1.  
   **Current Company Name**
   
   From: ___________________ To: ___________________
   
   Location
   
   Dates of Employment
   
   $ / year
   
   Position/Rank
   
   Income
   
   Supervisor Name
   
   Phone

2.  
   **Previous Company Name**
   
   From: ___________________ To: ___________________
   
   Location
   
   Dates of Employment
   
   $ / year
   
   Position/Rank
   
   Income
   
   Supervisor Name
   
   Phone

### ADDITIONAL INCOME

$ / year

Source

Amount

**Do you have any animals?**  LIABILITY COVERAGE IS REQUIRED FOR DOGS.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>BREED</th>
<th>AGE</th>
<th>WEIGHT</th>
<th>M/F</th>
<th>NEUTURED/DECLAWED</th>
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### VEHICLE 1 TYPE, MAKE, MODEL

STATE

### VEHICLE 2 TYPE, MAKE, MODEL

STATE
ADDITIONAL INFORMATION
Do you plan to bring a waterbed or large aquarium into the Premises? □ YES □ NO
Do you intend to smoke or permit smoking in the Premises? □ YES □ NO

PLEASE ANSWER

1. Have you ever filed for bankruptcy? □ Yes □ No □ Yes □ No
2. Have you ever been evicted? □ Yes □ No □ Yes □ No
3. Do you have any judgments? □ Yes □ No □ Yes □ No
4. Have you had a foreclosure? □ Yes □ No □ Yes □ No
5. Are you party to a lawsuit? □ Yes □ No □ Yes □ No
6. Do you pay alimony or child support? □ Yes □ No □ Yes □ No
7. Are you a co-signer for a loan or another lease? □ Yes □ No □ Yes □ No
8. Have you ever had a rental application rejected? □ Yes □ No □ Yes □ No
9. How would you rate your credit?

DEBTS (List major loans or credit card debt)

<table>
<thead>
<tr>
<th>Type of Loan</th>
<th>Creditor</th>
<th>Balance</th>
<th>Monthly Payment</th>
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ASSETS (Submit supporting documentation if necessary for qualification)

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<tr>
<th>Type of Asset</th>
<th>Amount</th>
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OTHER OCCUPANTS OF THE PREMISES
(Occupants over 18 must submit separate applications)

<table>
<thead>
<tr>
<th>LAST NAME</th>
<th>FIRST NAME AND M.I.</th>
<th>M/F</th>
<th>D.O.B.</th>
<th>RELATIONSHIP</th>
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DESIGNATED CONTACTS (Someone who knows how to reach you) OR NEXT-OF-KIN

1. Name
   Relationship
   Telephone    Address    City    State    Zip

2. Name
   Relationship
   Telephone    Address    City    State    Zip