



VIRGINIA ASSOCIATION OF REALTORS® APPLICATION FOR RESIDENTIAL LEASE



(This is a legally binding contract. If not understood, seek competent advice before signing.)

The property will be shown and made available to all persons without regard to race, color, creed, religion, national origin, sex, familial status, handicap, or elderliness in compliance with all applicable federal, state and local fair housing laws and regulations.

This Application for Residential Lease (the "Application") is made as of the _____ day of _____, _____ by and between

_____ ("Applicant", individually and collectively) and

("Landlord") through Cheri Woodard Realty ("Listing Broker" or "Agent", who represents Landlord), and _____ ("Leasing Broker", who does ☐ or does not ☐ represent Applicant). If Listing Broker is engaging in dual or designated agency, a separate consent agreement has been entered into by Listing Broker and Applicant.

Applicant hereby applies for a residential dwelling unit (the "Dwelling Unit") located at _____, Virginia, in the City/County of _____, for occupancy commencing on _____, at an initial monthly rent payment of _____ Dollars (\$ _____). All persons over the age of 18 who will reside in the Dwelling Unit must complete this Application.

PLEASE FILL IN ALL INFORMATION COMPLETELY

1. Applicant Information.

	Applicant #1	Applicant #2	Applicant #3
Name			
SSN/ITIN			
Date of Birth			
Home #			
Work #			
Cell Phone #			
Present Address			
Years			
Landlord			
Landlord Address			
Landlord Phone			
Previous Address			
Years			
Landlord			
Landlord Address			
Landlord Phone			
Presently Employed By			

	Applicant #1	Applicant #2	Applicant #3
How long?			
Position			
Salary (Wk., Mo., Yr.)	\$	\$	\$
Supervisor			
Telephone			
Formerly Employed By			
How long?			
Supervisor			
Other Occupants: Name/Age/Relationship			
Email Address:			

2. Vehicle Information:

	<u>Applicant #1</u>	<u>Applicant #2</u>	<u>Applicant #3</u>
Number of Vehicles			
Make			
Model			
License #			

3. Pets:

	<u>Applicant #1</u>	<u>Applicant #2</u>	<u>Applicant #3</u>
Type			
Breed			
Color			
Weight			

4. If you are presently in the Armed Services, state:

	<u>Applicant #1</u>	<u>Applicant #2</u>	<u>Applicant #3</u>
Branch			
Rank			
Outfit			
Telephone			

5. Other Income You Would Like Landlord to Consider:

	Applicant #1	Applicant #2	Applicant #3
Amount (Wk., Mo., Yr.)	\$	\$	\$
Source			

6. Bank or Savings Accounts:

	Applicant #1	Applicant #2	Applicant #3
Bank Name/Address			
Account No. Type of Account			
Bank Name/Address			
Account No. Type of Account			
Bank Name/Address			
Account No. Type of Account			

7. In Case of Emergency Notify:

	Applicant #1	Applicant #2	Applicant #3
Name			
Address			
Phone			
Relationship			

8. Rental and Credit History:

a. Reason for leaving current residence:

Applicant #1	Applicant #2	Applicant #3

b. Have you ever been rejected for tenancy? If Yes, please explain:

Applicant #1	Applicant #2	Applicant #3
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

c. Have you ever refused to pay rent when due, been a defendant in an unlawful detainer action or eviction, or otherwise been sued by a landlord for matters related to a tenancy? **If so, please give details, and the status of any pending actions:**

Applicant #1	Applicant #2	Applicant #3
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

d. Have you ever filed for bankruptcy? If so, please give dates of filing and status of case:

Applicant #1	Applicant #2	Applicant #3
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

e. Please give the names and phone numbers for three references:

Applicant #1	Applicant #2	Applicant #3
Name: _____ Phone #: _____	Name: _____ Phone #: _____	Name: _____ Phone #: _____
Name: _____ Phone #: _____	Name: _____ Phone #: _____	Name: _____ Phone #: _____
Name: _____ Phone #: _____	Name: _____ Phone #: _____	Name: _____ Phone #: _____

9. CRIMINAL HISTORY: Has any Applicant ever been convicted of, pleaded guilty to, or entered a plea of no contest to any felony, or to any misdemeanor for a crime that involved harm to any other person or property? **If the answer is Yes, please give all details, including the specific offense(s), date(s), sentence(s) and jurisdiction(s) in which the offenses occurred, as well as any information on the status of any current probation.**

Applicant #1	Applicant #2	Applicant #3
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

10. CHECK IF ANY APPLICANT OWNS: ☐ CAMPER ☐ MOTORCYCLE ☐ BOAT ☐ TRUCK ☐ TRAILER

11. APPLICATION FEE/THIRD PARTY COSTS/APPLICATION DEPOSIT: Each Applicant must pay at the time this Application is made the following, non-refundable amounts: i) an Application Fee in the amount of _____, and (ii) payment for third party costs incurred by Landlord in the amount of _____. In addition, the Applicant must pay an Application Deposit in the amount of _____ at the time this Application is made, which may be refundable to Applicant, in accordance with Section 12 of this Application. The Application Deposit will convert into the Security Deposit on the Commencement Date of the Lease Agreement.

12. OBLIGATION TO ENTER INTO LEASE AGREEMENT/ DAMAGES: Upon submission of this Application by Applicant, Agent reserves the right to remove the Dwelling Unit from the available rent list. If this Application is denied by Landlord, the Application Deposit shall be refunded to Applicant. If this Application is approved and Applicant fails to rent the Dwelling Unit, Landlord shall be entitled to retain that part of the Application Deposit equal to Landlord's actual damages and expenses as provided in Section 55-248.6:1 of the Virginia Residential Landlord Tenant Act ("VRLTA").

13. GUARANTY. Please provide the following information if the Lease Agreement will be guaranteed, in accordance with the Rental Selection Criteria of Listing Broker or Landlord.

Name of Guarantor: _____
 Relationship: _____
 SSN/ITIN: _____
 Date of Birth: _____
 Address: _____

 Phone Number: _____

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 Relationship: _____
 SSN/ITIN: _____
 Date of Birth: _____
 Address: _____

 Phone Number: _____

Name of Guarantor: _____
 Relationship: _____
 SSN/ITIN: _____
 Date of Birth: _____
 Address: _____

 Phone Number: _____

14. APPLICANT INVESTIGATION: Applicant should exercise whatever due diligence Applicant deems necessary with respect to information on the Dwelling Unit, including without limitation, mold, lead-based paint, pests or insects, and any sexual offenders registered under Chapter 23 (sec. 19.2-387 et seq.) of Title 19. Information regarding registered sex offenders may be obtained by contacting your local police department or the Department of State Police, Central Records Exchange at (804) 674-2000 or www.vsp.state.va.us. Upon Applicant’s request, Landlord will provide Applicant with a copy of the Lease Agreement for review.

15. INFORMATION CORRECT: Each Applicant hereby certifies that the information contained in this Application is true and correct to the best of Applicant’s knowledge and belief. Each Applicant hereby authorizes Listing Broker to conduct a credit check on Applicant and such background checks as determined appropriate by Listing Broker to verify information provided herein by Applicant for approval or rejection of this Application.

16. OTHER PROVISIONS: _____

We have read the terms and conditions of this Application. We understand this is a binding contract separate and apart from the Lease Agreement.

Applicant #1 Signature _____	Applicant #2 Signature _____	Applicant #3 Signature _____
Date: _____	Date: _____	Date: _____
Type of ID: _____	Type of ID: _____	Type of ID: _____
Copy of Photo ID: <input type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Photo ID: <input type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Photo ID: <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE OF GUARANTOR: _____
 Date: _____

SIGNATURE OF GUARANTOR: _____
 Date: _____

SIGNATURE OF GUARANTOR: _____
 Date: _____

The undersigned acknowledges the receipt of the following fees and deposits:

Applicant #1	Applicant #2	Applicant #3
Application fee: \$ <u>40.00</u>	Application fee: \$ <u>40.00</u>	Application fee: \$ <u>40.00</u>
Check No. _____ or Cash <input type="checkbox"/>	Check No. _____ or Cash <input type="checkbox"/>	Check No. _____ or Cash <input type="checkbox"/>
Third Party Costs: \$ _____	Third Party Costs: \$ _____	Third Party Costs: \$ _____
Check No. _____ or Cash <input type="checkbox"/>	Check No. _____ or Cash <input type="checkbox"/>	Check No. _____ or Cash <input type="checkbox"/>

An Application Deposit in the amount of \$ _____, paid by check number _____, or cash ☐ which shall be deposited in the Landlord or Authorized Agent's escrow account within five (5) days after the Commencement Date of the Lease Agreement.

SIGNATURE OF Recipient: _____
Date: _____ **Patricia Obregon, Rental Specialist**

Leasing Broker's Address: 37C Main Street, Sperryville, Va 22740
Phone number: (540)987-8500X3 Cell phone or pager number: (540)522-7827
Email: patricia@cheriwoodard.com

OFFICE USE ONLY

Application Received: Date _____ Time _____
Application Reviewed By _____
Accepted ☐ Rejected ☐ Withdrawn ☐ Applicant notified; Date _____ Time _____
DISCLOSURES: If applicable, Applicant has been provided with the following disclosures
_____ Military Air Installation
_____ Defective Drywall

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