

Genesis Properties Rental Application101 W Commerce Rd
Richmond, VA 23224

804-612-9930 P

804-230-7220 F

Applicant Information

Name:

Date of birth:

SSN:

Phone:

Current address:

City:

State:

ZIP Code:

Own Rent (Please

Monthly payment or rent:

How long?

Previous address:

City:

State:

ZIP Code:

Owned Rented (Please

Monthly payment or rent:

How long?

Employment Information

Current employer:

Employer address:

How long?

Phone:

E-mail:

Fax:

City:

State:

ZIP Code:

Position:

Hourly Salary (Please circle)

Annual income:

Emergency Contact

Name of a person not residing with you:

Address:

City:

State:

ZIP Code:

Phone:

Relationship:

Co-applicant Information, if Married

Name:

Date of birth:

SSN:

Phone:

Current address:

City:

State:

ZIP Code:

Own Rent (Please

Monthly payment or rent:

How long?

Previous address:

City:

State:

ZIP Code:

Owned Rented (Please circle)

Monthly payment or rent:

How long?

Co-applicant Employment Information

Current employer:

Employer address:

How long?

Phone:

E-mail:

Fax:

City:

State:

ZIP Code:

Position:

Hourly Salary (Please circle)

Annual income:

References

Name:

Address:

Phone:

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of applicant:

Date:

Signature of applicant:

Date:

Genesis Properties Rental Criteria

- 1) Applicants must be of legal age; 18 years or older
- 2) Poor credit is not necessarily a reason for rejection; however poor rental reference is a major consideration. (Hospital collections are not considered).
- 3) Genesis Properties Inc. will also run a criminal check especially drug related offenses and other serious convictions.
- 4) Applicant must have acceptable rental reference.
- 5) Present or Previous employment must be six months to one year. If self-employed you must submit recent tax returns. **ALL INCOME MUST BE VERIFIABLE – NO EXCEPTIONS**
- 6) Applicant shall gross approximately 2.5 times the rent i.e., (your base pay \$8/hr x 40 hrs/wk x 4.33x35 \$485/mo you can afford in rent each month.
- 7) The 1st month's rent and the Security Deposit shall be paid by a Money order or Cashier's Check.
- 8) Applicant(s) are to sign a 1 (one) year lease.
- 9) On most houses we do not provide window coverings or shower curtains, but sometimes we will leave them in a unit if they look serviceable. If you want them, they are yours, if not, just dispose of them.
- 10) We strongly recommend you obtain Renter's Insurance. Genesis Properties is not liable for any loss due to fire, hurricane, thief, etc.
- 11) Within 5 days of notice of acceptance for this unit, a security deposit will be required to hold the unit, otherwise the unit will be considered available and continued showings will occur. Upon acceptance of a unit, failure to enter into a lease agreement or take possession of the unit will be grounds to forfeit any and all security deposit.
- 12) Tenant understands that they are responsible for timely payments of all utilities, water, garbage, unless otherwise stated on lease.
- 13) A picture ID is required of all applicants
- 14) A co-signer will only be used for students, or if your credit is questionable, you still must be able to obtain 3x's the rent.

Applicant(s) authorize landlord or Agent to verify the foregoing information and to make credit and reference inquiries deemed necessary. Applicant(s) also authorize the release of information contained on this Application or sought by such inquiries. In making this Application, it is understood that an investigative consumer report and criminal report may be prepared whereby information is obtained through personal interviews. This inquiry includes information as to the character, general reputation, and mode of living of Applicant(s).

The parties confirm that in connection with the transaction contemplated by this lease, GENESIS PROPERTIES INC. and its Agents have and are acting as, on behalf of the Landlord or as Landlord's Agent. I/We certify that the information provided herein is true and accurate to the best of my/our knowledge and fully understand and agree that any information found to be untrue could result in the refusal by Landlord/Realtor to lease to me/us and the forfeiture of any Security Deposit paid with this application. It is further understood that should a property be leased to me based on information discovered to be untrue, Landlord/Realtor maintains the right to terminate my/our lease and to hold Lessee responsible for any damage to the property and to avail himself of all rights and remedies too which he may be entitled either at law or in equity, and to recover reasonable attorney's fees and costs as allowed by law.

Signature of Applicant

Date

Signature of Applicant

Date

Genesis Representative

Date
