

Park Property Management Tenant Application Information
PLEASE READ CAREFULLY AND KEEP FOR YOUR PERSONAL RECORDS!

A complete application is necessary from each adult (18 years or older) who intends to reside at the property. Park Property Management requires a processing fee to verify income, eviction history, landlord history and/or ownership and credit and criminal history. The fee of \$45 per adult will be used to do a background check for each adult living in the unit and is non-refundable. This applies not only to the original applicants but to any new tenants.

The application will be processed as quickly as possible and approved or rejected usually within five (5) days of being submitted. This is an online application and we will need an email address for each applicant. We cannot use the same email address for different applicants. All information is submitted online.

If your application is approved, you will have 48 hours to submit a **security deposit** (usually equal to one month's rent) and sign a lease. If the property rents before you make a security deposit, you may transfer your application to another of our available properties.

Our general guidelines to qualify are that you have a legal and verifiable income of up to approximately two times the monthly rent and approximately two recent years of favorable rental references or ownership. Negative credit, rental, employment or criminal history may keep an application from being approved.

The security deposit and the first month's rent must be paid in the form of cash or certifiable funds prior to occupancy. Upon payment of a deposit, we will hold a vacancy by written agreement. If pets are allowed, an additional deposit is required.

This application is subject to acceptance by the owner. Landlord complies with all Federal and State laws regarding discrimination and does not discriminate based upon age, sex, race, marital status, religion, or national origin or other prohibited classifications.

DEFINITIONS OF WORKING RELATIONSHIPS: also a separate Real Estate Commission form needs to be signed by each tenant over the age of 18 describing this in more detail.

Owner's Agent: As an owner's agent, Park Property Management works solely on behalf of the owner and owes duties to the owner which include the utmost good faith, loyalty and fidelity. Park Property Management will negotiate on behalf of and act as an advocate for the owner. Park Property Management must disclose to potential tenants all adverse material facts about the property actually known by the broker.

Tenants are customers of Park Property Management. A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because the tenant has not engaged or employed Park Property Management as their agent.

Megan's Law: If the presence of a registered sex offender is a matter of concern to Tenant, Tenant should contact local law enforcement officials regarding obtaining information.

THIS IS NOT A CONTRACT

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