

Ruhl&Ruhl REALTORS
5403 Victoria Ave. Suite 100
Davenport, Iowa 52807
Leasing Office: 563-441-5231 Office Fax: 563-441-5281

Rental Application

The following conditions are required in order to apply for any property for rent.

1. A non-refundable \$25 application fee must be delivered to Rental Agent along with this application for each applicant or occupant over the age of 18.
2. Any false information given will result in a denial of application.
3. We will run a criminal background check including sex offender listings.
4. We will check the eviction list for both Illinois and Iowa.
5. Applicant must be able to put utilities into their name.
6. We will need past 3 years residence and employment history.
7. Application form must be completed on both sides, **complete** with all information requested.
8. Applicant and co-applicant must sign and date application.
9. A copy of driver's license or other photo I.D. for each person signing the lease.
10. Landlord references. We will contact your current landlord and/or previous landlord.
11. Personal references. We will need 3 family references.
12. Verification of income must be provided.
13. Your total gross monthly income must be at least 2 ½ times the monthly rent.

Once these items are received, your rental agent will have the application processed for approval or denial. If the application is accepted, a move-in date will be established and additional paperwork will be completed. If the application is denied, you may request in writing the reasons for denial.

Deposit must be received on the desired unit within 2 business days of notification. Unit will be viewed by potential renters until deposit is received. No unit will be held without full deposit. Time is of the essence. **Deposit is non-refundable.** Make sure that this is the unit you want before you make a deposit.

APPLICATION DEPOSIT AGREEMENT

If Applicant has given an application deposit of _____ (\$_____), the Rental Agent will take dwelling unit off the market, and deposit the funds, while considering approval of this application. If the applicant is approved by Rental Agent and the contemplated lease is entered into, the application deposit shall be credited to the required security deposit. If applicant is approved, but fails to enter into the contemplated lease within five (5) days after notice of such approval or agreed upon moving date, the application deposit shall be forfeited to Rental Agent. The application deposit will be refunded only if applicant is not approved, but the application fee is non-refundable. Keys will be furnished only after the lease and other rental documents have been executed by all parties and after applicable rents and security deposits have been paid. This application is preliminary and does not oblige Rental Agent to execute a lease or deliver possession of the subject premises. By signing this document, I hereby give permission to Rental Agent or Rental Agent's Agent to obtain any necessary credit reports and past rental history, and to contact and secure information from the persons listed on this application.

Applicant Signature

Date

Co-Applicant Signature

Date

APPLICATION

Property Location _____

Date _____

PERSONAL

Applicant (Please Print)

Full Name _____

Phone Number (home or cell) _____ (work) _____ DOB ___/___/___

Social Security: # _____

Current Address _____ City _____ State _____ Zip _____

Driver's License Number (and State) _____

Other Occupants 1. _____ Age _____ Relationship _____

2. _____ Age _____ Relationship _____

Pets (Number and Kind) _____

Co-Applicant

Full Name _____

Phone Number (home) _____ (work) _____ DOB ___/___/___ Soc Sec _____

Driver's License Number (and State) _____

Current Address _____ City _____ State _____ Zip _____

RESIDENCE HISTORY (Past 3 Years)

Month/Year Moved In (Current) _____ Reason For Leaving _____ Payment \$ _____

Rental Agent/Agent _____ Phone _____

Previous Address (if within 3 years) _____

Month/Year Moved In _____ Reason For Leaving _____ Payment \$ _____

Rental Agent/Agent _____ Phone _____

EMPLOYMENT HISTORY (Past 3 Years)

Applicant Status ___ Employed Full-Time ___ Employed Part-Time ___ Student ___ Unemployed

Current _____ How Long _____ Position _____

Address _____ City _____ State _____ Phone _____

Take Home Amount Per Month _____

Co-Applicant Status ___ Employed Full-Time ___ Employed Part-Time ___ Student ___ Unemployed

Current _____ How Long _____ Position _____

Address _____ City _____ State _____ Phone _____

Take Home Amount Per Month _____

OTHER INCOME

Source _____ Amount \$ _____ How Long _____

HAVE YOU EVER: Filed for Bankruptcy? ___No ___Yes If Yes, Month/Year _____
 Been evicted from tenancy? ___No ___Yes If Yes, Month/Year _____
 Willfully or intentionally refused to pay rent when due? ___No ___Yes
 Do you owe balances to Mid-American Energy or Iowa American Water Co. which
 would not allow utilities to be placed in your or the co-applicant's name? ___No ___Yes

REFERENCES

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

VEHICLES

List all motor vehicles, including recreational vehicles, to be kept at the dwelling unit. Include make, model, year, and license plate number.

Make _____ Model _____ Year _____ Plate# _____
 Make _____ Model _____ Year _____ Plate# _____
 Make _____ Model _____ Year _____ Plate# _____

TOTAL MONTHLY INCOME (List each source of income, take home amount from page 1)

Source _____ \$ _____
 Source _____ \$ _____
 Source _____ \$ _____
 Source _____ \$ _____
 Total Income _____

TOTAL MONTHLY EXPENSES (List each monthly bill you are paying)

Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Expense _____ \$ _____
 Total Expenses _____

I (We) declare that the above statements are correct and that I (we) give my (our) permission for any credit reporting agency to release my credit file to the undersigned Landlord, or his authorized Agents, solely for the purposes of entering into a Rental Agreement. I (We) further authorize the Landlord or his authorized Agents to verify the above information including but not limited to contacting creditors, both listed herein or not, present or former landlords, and personal references. I (We) agree to criminal background investigation for each occupant.

Applicant _____ Date _____

Co-Applicant _____ Date _____

I certify that any verifications are for the sole purpose of entering into a Rental Agreement and I further agree that any information derived from credit reports and other verifications will be kept confidential and not revealed to any outside party.

Rental Agent _____ Date _____