

Ruhl&Ruhl REALTORS

5403 Victoria Ave. Suite 100

Davenport, Iowa 52807

Office: 563-441-5290 Office Fax: 563-441-5281

Rental Agents: Jason Young 563-650-0627

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.
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) _____ (work) _____ DOB ___/___/___ Soc Sec _____

Current Address _____ City _____ State _____

Zip _____

Other Occupants 1. _____ Age _____ Relationship _____

2. _____ Age _____ Relationship _____

3. _____ Age _____ Relationship _____

4. _____ Age _____ Relationship _____

Pets (Number and Kind) _____

Co-Applicant

Full Name _____

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

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 _____

