

Thank you for your interest in our rental property. Below, you will find the instructions and criteria required for applying for a property managed by (757RentalHomes.com/ First Landing Realty). It is important that you read the information below prior to making an application to understand what is required for renting the property. If you have further questions, contact (757RentalHomes.com) at (757) 226-7417.

Application

All adults must complete and submit an application. It is required that the entire application is completed on both sides. Failure to supply information can mean denial of the application. (757RentalHomes.com/First Landing Realty) accepts only signed applications. (757RentalHomes.com/First Landing Realty) processes applications after receipt. Selection is not a first-come, first-served process. When making an application, applicants must furnish verifiable photo identification such as drivers' license, state ID, or passport. Identification from merchant stores is not acceptable.

Deliver applications to: (757RentalHomes.com/First Landing Realty), 4176 S. Plaza Trail Suite 216, Virginia Beach, VA 23452. If mailing an application, please call (757) 348-4605 for instructions.

The Application/Processing Fee

A \$35.00 application fee is required per applicant or per married couple, without exception, and is non-refundable.

This fee must be paid by money order, cashier or through our website www.757RentalHomes.com and it is to cover the costs incurred while processing the application.

Basic Criteria

We look for applicants who have a credit score of 600 and above, make at least 3 times the amount of the monthly rent amount and a good rental history. Negative findings on one or more of the three areas may cause the application to be denied: false documentation is immediate grounds for denial of an application. All approvals are subject to the owner's discretion.

Income

All applicants are required to supply reasonable, reliable, and legal documentation on all income; all documentation on income is required in a timely manner.

Examples of income are employee records, income tax records, social security documentation, monthly stipends, trust funds, and other sources that will reflect the ability to make monthly rental payments.

(757RentalHomes.com/First Landing Realty) must be able to verify all income sources and reserves the right to disqualify applicants for failure to prove income, supply adequate documentation, or prove the ability to support rental payments.

Credit

(757RentalHomes.com/First Landing Realty) obtains a credit report for all applicants and does not accept copies of credit reports from applicants, no exceptions.

(757RentalHomes.com/First Landing Realty) accepts discharged bankruptcies, if the prospective tenant has re-established good credit)

Negative credit reports can be grounds for denial of an application.

Rental History or Property Ownership

176 South Plaza Trail, Suite 216, Virginia Beach, VA 23452

Phone: 757-226-7417, Fax: 757-226-7420, Office@757rentalhomes.com

(757RentalHomes.com/First Landing Realty) requires a minimum of two (2) years of rental history, and/or homeownership. All references must be verifiable and family references are not accepted.

Negative references can be grounds for denial of an application.

Acceptance/denial

(757RentalHomes.com/First Landing Realty) notifies applicants of acceptance or denial within 2-4 business days of application, unless First Landing Realty cannot complete verifications. If more documentation is required, **(757RentalHomes.com/First Landing Realty)** will notify the applicant.

If accepted, applicants are required to follow requirements outlined on the **(757RentalHomes.com/ First Landing Realty)** Rental Application for completion of renting.

All applicants applying together must qualify; denial of one applicant results in the denial of all applicants.

Giving false information is automatic grounds for denial.

Security Deposit

Once an approval is given, the security deposit is required within 24 hours of being notified. The security deposit must be paid by cashier check, money order or through a third-party vendor known as Insosio and you will find the link on our website. We will continue to show the rental property until a deposit is placed for the property to be removed from the market. Delays in getting the deposit can cause the home to be rented from you.

Rental Insurance

Rental insurance is required before any move in is allowed. Your rental insurance should cover your content and you must be covered at minimum of \$500,000. **First Landing Realty** should be listed as an insured interest on your policy. This will allow us to receive a copy of your policy each time you renew. A copy of the policy is required before move-in is to take place. Please also check with your provider to see if flood insurance is needed.

Pet Policy

If pets are allowed on the property you are applying for, you must register your pet by using the link provide on our website. We require a copy of the registration to be kept on file. There is a small fee of \$20.00 charged by the screening company for the 1st pet and any subsequent pet will be \$15.00.

Service Animal/ Emotional Support

Please register your animal with the link provided on our website. There is no fee for registering your animal.

Thank you.

Maily Roberts-Jacobs
Principal Broker



Application for Tenancy

All people over the age of 21 who will reside in the Dwelling Unit must complete this Application.

Application is hereby made to lease the Dwelling at _____
beginning on the _____ day of _____ (month). Lease term requested: _____
Pet Fee: \$ _____ Monthly Rent: \$ _____ Shown By: _____

APPLICANT INFORMATION

Applicant Name: _____ SS#: _____
Date of Birth: _____/_____/_____
Home Phone #: _____ E-mail: _____
Cell Phone#: _____ Work Phone #: _____
Current Street Address: _____ City: _____
State: _____ Zip: _____ How long at current address: _____
If applicable, relationship to co-applicant: _____
☐ Rent or ☐ Own Monthly Rent: \$ _____ Do you have a lease: ☐ Yes ☐ No
Lease Expiration Date: _____/_____/_____ Notice to Vacate Given: ☐ Yes ☐ No

Name of current landlord: _____
Phone: _____ Fax and/or email: _____

Name of previous landlord: _____
Phone: _____ Fax and/or email: _____

Former Address: _____ City: _____ State: _____ Zip: _____
How long at address: _____ Lease Expiration: _____
☐ Rent or ☐ Own If Own, where: _____

Employment Information for Applicant:

Employer: _____ Occupation: _____
Employer's Address: _____ City: _____ State: _____ Zip: _____
Length of Employment: _____ Supervisor: _____ Phone: _____
Salary: \$ _____ Per (week/month/year)
Additional income* amount \$ _____ Source _____

*Applicant need not disclose alimony, child support or separate maintenance income or its source, unless applicant wishes it to be considered for the purpose of the application for tenancy.

If military, complete the following (attach copy of orders/LES):

Duty Station: _____ Rank/Rate: _____
Commanding Officer: _____ Phone: _____
Report Date: _____/_____/_____ End of current enlistment: _____/_____/_____

Credit Information

Do you have any judgments and/or collections? ☐ Yes ☐ No
Have you ever filed for Bankruptcy? ☐ Yes ☐ No If yes, provide discharge date: _____/_____/_____



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Have you ever been sued or evicted for nonpayment of rent? ☐ Yes ☐ No

Have you ever been subject to a foreclosure? ☐ Yes ☐ No

Do you have any liens? ☐ Yes ☐ No

If you have answered yes to any of the above, please explain in detail: _____

Vehicle Information:

Vehicle Make: _____ Model: _____ Year: _____ Plate #: _____

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In case of emergency or death, notify: Name: (not co-applicant) _____

Relationship: _____ Address: _____ Phone: _____

Cell Phone: _____ Work Phone: _____ E-mail: _____

CO-APPLICANT INFORMATION

Applicant Name: _____ SS#: _____

Date of Birth: _____/_____/_____

Home Phone #: _____ E-mail: _____

Cell Phone: _____ Work Phone: _____

Current Street Address: _____ City: _____

State: _____ Zip: _____ How long at current address: _____

If applicable, relationship to co-applicant: _____

☐ Rent or ☐ Own Monthly Rent: \$ _____ Do you have a lease: ☐ Yes ☐ No

Lease Expiration Date: _____/_____/_____ Notice to Vacate Given: ☐ Yes ☐ No

Name of current landlord: _____

Phone: _____ Fax and/or email: _____

Name of previous landlord: _____

Phone: _____ Fax and/or email: _____

Former Address: _____ City: _____ State: _____ Zip: _____

How long at address: _____ Lease Expiration: _____

Employment Information:

Employer: _____ Occupation: _____

Employer's Address: _____

Length of Employment: _____ Supervisor: _____ Phone: _____

Salary: \$ _____ Per (week/month/year)

Additional income* amount \$ _____ Source _____

***Applicant need not disclose alimony, child support or separate maintenance income or its source, unless applicant wishes it to be considered for the purpose of the application for tenancy.**

If military, complete the following (attach copy of orders/LES):

Duty Station: _____ Rank/Rate: _____

Commanding Officer: _____ Phone #: _____

Report Date: _____/_____/_____ End of current enlistment: _____/_____/_____

Credit Information:

Do you have any judgments and/or collections? ☐ Yes ☐ No

Have you ever filed for Bankruptcy? ☐ Yes ☐ No

If yes, provide discharge date: ____/____/____

Have you ever been sued or evicted for nonpayment of rent? ☐ Yes ☐ No

Have you ever been subject to a foreclosure? ☐ Yes ☐ No

Do you have any liens? ☐ Yes ☐ No

If you have answered yes to any of the above, please explain in detail: _____

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Relationship: _____ Address: _____ Phone: _____

Cell Phone: _____ Work Phone: _____ E-mail: _____

List all persons who will occupy the rental premises:

Name	Relationship	Date of Birth	SSN

Renters' Insurance:

Do you have renters' insurance? ☐ Yes ☐ No

Copy of policy? ☐ Yes ☐ No

Do you have a waterbed? ☐ Yes ☐ No

Insurance for waterbed? ☐ Yes ☐ No

Do you require any Reasonable Accommodation needs? ☐ Yes ☐ No

Pets:

Do you have any pets? ☐ Yes ☐ No

How many? _____

Spayed/Neutered? ☐ Yes ☐ No

Type(s)/Weight(s): _____ Age(s) of pets: _____

If you have a pet, there is an additional per pet application charge which is administered by a third-party pet screening tool. Please go to the following link to register your individual pet:

<https://www.petscreening.com/referral/KkY5RCj2024ZH>

RENTAL APPLICATION AGREEMENT

I hereby apply to lease the Dwelling Unite for the term and upon the condition set forth on the Application for Tenancy) the "Application") and agree that the rent is to be payable on the 1st. day of each month in advance. As part of my Application, I have paid the following amounts:

Application Fee: \$ _____

Application Deposit: \$ _____

The Application Fee is non-refundable, and is an offer to the Agent's cost, time, and expense of processing my initial Application. The Application Deposit is not a security deposit but will convert into the Security Deposit on the Commencement Date of the Lease Agreement, as permitted by applicable law. Upon submission of this Application by Applicant, Landlord and Agent reserve the right to remove the Dwelling Unit from the available rent list. We will notify you whether your application has been approved within three (3) days after receipt. You hereby waive any claim for damages by reason of non-acceptance. If this Application is denied by Landlord, the Application Deposit shall be refunded to Applicant. If this application is approved, then you and all co-applicants must sign the Lease Agreement on or prior to your scheduled move-in date. If approved and you fail 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") and may also be entitled to actual damages under 55-248.35 of the VRLTA after the Effective Date of the Lease Agreement.

Each Applicant certifies information provided in this Application is true and accurate to the best of their knowledge. The Landlord and Agent have each Applicant's permission to obtain credit history and criminal background information, and verify any information provided. Each Applicant also authorizes any current or prior landlords or their agents to release information about each Applicant to the Owner and Agent.

If any applicant withholds or gives false information, this Application may be rejected, or may result in the immediate termination of your Lease Agreement (if previously approved), and legal action against you under the term of the Lease Agreement.

Landlord carries insurance on the dwelling only. You must acquire renters' insurance for your own household goods. Proof of renter's insurance is required before you may occupy the property. Neither the Agent nor Landlord is responsible for damages to your personal property.

Landlord and Agent comply with all federal, state, and local laws including fair housing laws which prohibit discrimination based on race, creed, color, religion, national origin, familial status, sex, elderliness, handicap, or any other protected class.

Megan's Law Disclosure:

Applicant(s) should exercise whatever due diligence they deem necessary with respect to information on any sex offenders registered under Chapter 23 (19.2-387 et seq.) of Title 19.3. Such information may be obtained by contacting your local police department or the Virginia State Police, Central Criminal Records Exchange, at 804-674-2000 or on the Internet at <http://sex-offender.vsp.virginia.gov.sor/>. Each applicant understands that the agent represents the Owner of the premises and acknowledges having received a copy of this application at the time it was submitted.

Applicant's Signature: _____

Co-Applicant's Signature: _____

Application(s) submitted on: ____/____/____ at ____ a.m./p.m. (Date) (Time)