

Cottage Park Rentals

More than just a rental house...

RENTAL APPLICATION: Equal Housing Opportunity

Please complete all information requested below. Incomplete information will delay the processing of your application. **PLEASE PRINT CLEARLY**

Application Fee: \$50.00 per adult tenant

Applicant Information

Mr. Mrs. Ms

First Name _____ Last Name _____ Full Middle Name _____

Driver's License # _____ State Issued _____

Date of Birth _____ Social Security # _____

Marital Status _____ Email _____

Rental Property or Properties for which you are applying:

37 King Street 45½ King Street 52 King Street
 61 King Street 134 Coleman Avenue

Current Address

Street _____ Apt. Number _____

City _____ State _____ Zip _____

Home Phone _____ Mobile/Other Number _____

Rent or Own _____ Current Monthly Payment _____

If rent, apartment name _____ How long have you lived here? _____

If own, mortgage company _____

Previous Address

Street _____ Apt. Number _____

City _____ State _____ Zip _____

Home Phone _____ Mobile/Other Number _____

Rent or Own _____ Current Monthly Payment _____

If rent, apartment name _____ How long have you lived here? _____

If own, mortgage company _____

45 King St
Asheville, NC 28804
828-232-2029
828-254-3572 Fax

Previous Address

Street	Apt. Number		
City	State	Zip	
Home Phone	Mobile/Other Number		
Rent or Own <i>(Circle one)</i>	Current Monthly Payment		
If rent, apartment name	How long have you lived here?		
If own, mortgage company			

Employment

Current Employer	Supervisor's Name	Supervisor's Phone	
Address	City	State	Zip
Your Position/Title		Time worked here?	Gross Monthly Income
Additional Income – child support, alimony, or other maintenance income you want included for qualification			

Spouse Information

First Name	Last Name	Full Middle Name	
Driver's License #	State Issued		
Date of Birth	Social Security #		
Current Employer	Supervisor's Name	Supervisor's Phone	
Address	City	State	Zip
Your Position/Title		Time worked here?	Gross Monthly Income

Pets

Yes No *(You must get express permission from Cottage Park Rentals to have a pet in a rental home. A \$300 non-refundable pet fee per pet is required if your pet is accepted.)*

What kind?	Weight	Breed	Age
What kind?	Weight	Breed	Age

Your Rental/Criminal History

(You represent the answer is no by leaving any of the check boxes in this section blank)

Have you ever been evicted? Yes No
Have you ever been sued for property damage? Yes No
Have you ever been sued for rent? Yes No
Have you ever broken a lease? Yes No

Have you ever been convicted, plead guilty, no contest, received probation, deferred adjudication, court ordered supervision, or pre-trial diversion for a felony, sex related crime, or misdemeanor assault against another person?

If yes please explain:

Other Occupants

(list names of all person under 18 who will occupy the unit. All occupants over 18 must complete a separate application)

First Name Last Name Relationship Date of Birth Social Security #

First Name Last Name Relationship Date of Birth Social Security #

First Name Last Name Relationship Date of Birth Social Security #

Emergency Information

(Emergency contact person over 18 not living with you.)

First Name Last Name Middle Initial Relationship to you

Street Apt #

City State Zip

Home Phone Other Phone Email

Other Information

How did you first learn of this rental?

Vehicle Information

(list all vehicles to be parked by you, your spouse, or other occupant)

Year Make/Model of Vehicle Color License # State

Year Make/Model of Vehicle Color License # State

Year Make/Model of Vehicle Color License # State

Authorization/Acknowledgment

This application is made for the purpose of procuring rental of premises and for credit clearance. By signing this application, you declare that all your statements in this application are true and complete. You authorize Cottage Park Rentals to verify this information through any means, including consumer reporting agencies and other rental housing owners. If you fail to answer any question or give false information, Cottage Park Rentals may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

Applicant(s) has read and understands the above statement and to the best of his/her knowledge states that all facts are true and correct. It is further understood that a credit report and complete verification will be issued by an independent agent. A **\$50.00 application fee** must be paid to Cottage Park Rentals prior to processing of the application and is non-refundable.

Cottage Park Rentals compares information on your credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts, to the credit performance of consumers with similar profiles. (A credit scoring model only uses information on the applicant that pertains to credit, it does not use certain characteristics like - race, color, religion, sex, national origin, handicap, or familial status in its calculation.) The system considers income, monthly rent, & overall credit history to evaluate how creditworthy you are. If there is limited credit history available, income and rental history will be used to evaluate your application and additional deposits may be required.

RETURNED CHECKS

If any check given by applicant to Cottage Park Rentals, for the payment of the application fee, is returned for insufficient or held funds, our agent, CybrCollect, will debit your checking account electronically for the face amount of the check PLUS the \$25 maximum fee allowed by North Carolina law. This policy allows us to resolve the problem without reporting you to a credit bureau and harming your credit rating. The transaction will appear on your bank statement.

If CybrCollect is unable to resolve the problem you will be reported to a credit bureau, possibly affecting your credit rating.

APPLICATION APPROVAL PROCESS

The approval process will begin when we have received completed applications from all applicants and occupants. The three outcomes from the approval process are accepted, conditional acceptance, or denied. Additional information and or deposits may be required if a conditional acceptance is recommended. If you are denied credit, the Equal Credit Opportunity Act requires that the creditor give you a notice that tells you the specific reasons your application was rejected or the fact that you have the right to learn the reasons if you ask within 60 days. If a creditor says you were denied credit because you are too near your credit limits on your charge cards or you have too many credit card accounts, you may want to reapply after paying down your balances or closing some accounts. If you are denied credit because of information from a credit report, the Fair Credit Reporting Act requires the creditor to give you the name, address and phone number of the credit reporting agency that supplied the information. You should contact that agency to find out what your report said.

The undersigned applicant(s) and co-signer(s) hereby consent to allow Cottage Park Rentals, itself or through its designated agents and its employees, to obtain a consumer report and criminal record information, if applicable, on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease a house to me/us. We also agree and understand that owner and its agents and employees may obtain additional consumer reports and criminal record reports, if applicable, on each of us in the future to update or review our account. Upon my/our request, owner will tell me/us whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

I have read and understand the Rental Application Acknowledgment stated above. By signing this application, you declare that all your statements in this application are true and complete.

Applicant Full Name (printed)

Applicant Signature

Date

Spouse Full Name (printed)

Spouse Signature

Date