

Rental Application
DistinctiveNashvilleRentals@gmail.com
PO 90617 Nashville, TN 37209
Tel 615-352-9889
Fax 615-352-9881

PROPERTY ADDRESS _____

RENT _____ LEASE DATE _____

DEPOSITS - Security _____ Cleaning _____ Pet _____

FILL IN BLANKS COMPLETELY APPLICATION FEE \$35 per applicant

Applicant's Full Name _____

Email _____

Cell Phone _____ Other Phone _____

Social Security # _____ Date of Birth _____

Driver's License # _____ State _____

Other occupants/ relation to applicant/birthdates if minors _____

Present Address _____ City _____ State _____ Zip _____

How Long? _____ Rent amount _____ Notice Given? _____

Reason for moving _____

Landlord's Name _____ Phone# _____

Landlord email/fax _____

Applicant's employment _____ Supervisor _____

Address _____ City _____ State _____ Zip _____ Phone _____

Position _____ Salary per month _____ Start date _____

Personal references

1. _____ Address _____ Phone _____

2. _____ Address _____ Phone _____

NO PETS WITHOUT PRIOR APPROVAL ADDITIONAL PET FEE/DEPOSIT REQUIRED

of pets _____

Type(s) _____

Breed(s) _____

Weight(s) _____

Age _____

Color _____

How long owned? _____

Housebroken? _____

VEHICLES- Only one vehicle allowed per licensed driver/tenant. Vehicles not approved in writing may be towed away at the owner's expense.

1. Make _____ Model _____ Year _____ Color _____ License# _____ State _____

2. Make _____ Model _____ Year _____ Color _____ License# _____ State _____

Emergency Contact:

Name _____ Relationship _____

Phone _____ Address _____

Physician _____ Phone _____

RUNYEON GROUP APPLICATION POLICY

PROCESSING FEES A non-refundable processing fee is payable with this application. The processing fee will not, under any circumstances, be refunded or applied to any debt owed by the applicant to Runyeon Group. (Hereafter known as RG) Processing fees are \$35 for each applicant and/or co-signer.

ESCROW DEPOSIT An escrow deposit is also due and payable with this application. In the event this application is not approved, deposit will be refunded. Deposits tendered in the form of a check, which have already been deposited, will be refunded no sooner than 10 business days from the date of the deposit of the check. All refunds will be made in the form of a check from Runyeon Group unless the applicant's check has not yet been deposited, in which case the actual deposit check will be returned to the applicant. The applicant will be provided with a blank lease form, upon request.

Applicant understands that the escrow deposit will be forfeited as liquidated damages if the applicant cancels or withdraws the application or merely changes his/her mind (whether or not the lease has been signed). Escrow deposits will be deposited in Amsouth Bank upon approval of application.

APPROVAL RG agrees either to approve or decline this application within 7 business days. If the applicant fails to submit the necessary processing fee and escrow deposit, this application will be considered withdrawn and RG and the applicant will be under no further obligation. It is necessary to have all applications, processing fees, and escrow deposits before the property will be taken off the market for lease. Once the application is approved, and the lease is signed, the escrow deposit will become the security deposit. If the applicant gives false information or tenders a bad check, RG has the option of voiding this application and/or any subsequent lease. Notice in writing may be mailed to applicant at present address or last known address if present address is not available.

AGENCY DISCLOSURE Applicant acknowledges and understands that RG represents the owner of this property in the lease of the property for which the applicant is applying.

LEAD PAINT DISCLOSURE Applicant is hereby notified that any property built prior to 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, LESSORS must disclose the presence of known lead-based paint and lead based paint hazards in the dwelling. LESSEES will receive a federally approved pamphlet on lead poisoning prevention upon request.

PETS Most of our properties do not allow pets. All pets are subject to prior approval by RG and the owner of the property. For each approved pet, the applicant must pay a non-refundable pet fee. The minimum pet fee is \$100 per pet. There may be additional pet deposits required. Unauthorized pets will be subject to penalties per the lease agreement. A pet addendum will become a part of the lease agreement.

CHECK POLICY There is a \$30 returned check charge for a check that is returned for any reason. Please provide two separate checks for the processing fee and the escrow deposit both made payable to Ron Runyeon.

POSSESSION Failure of RG to deliver possession of the premises at the time agreed upon, shall not subject RG to damages in any amount whatsoever. If the applicant's lease application is approved, then rent and other obligations as outlined in the lease agreement, must begin no more than 7 days from the date of approval.

STATEMENT OF UNDERSTANDING Applicant agrees that he/she has read and agrees to above application policies. Applicant also understands that this application is part of the lease agreement and certifies that all information is correct. Applicant hereby authorizes RG to check whatever sources RG deems necessary to approve this application and authorizes the investigation of all statements contained in the application. Applicant has a right to make a written request within a reasonable time period for a complete and accurate disclosure of additional information concerning the nature and scope of this report. Applicant may obtain this information by writing directly to the Credentials Verification Service, who will compile the report for a fee.

Applicant agrees to pay any court costs, attorney fees, or collection costs which may be necessary to enforce any of the application policies.

LESSEE

DATE