

TOWN & COUNTRY REALTY

310 E. Main Street Thomasville, NC 27360
Office (336) 472-5588 Fax (336) 472-5850

PLEASE READ

All Prospective Tenants:

After completing and signing a rental credit application, please return it to our office along with a **\$40.00 non-refundable credit application fee per applicant.**

Town & Country Realty will work with each prospective tenant to assist you in leasing a property. **However, we will not be able to approve your application if you owe any money to a past landlord or agent.**

Our application review process normally takes up to 24 hours and the approved applicant will be notified upon completion. (Processing time depends on how busy the office is and if the approver is in the office.)
Once approved you will need to pay a security deposit within 48 hours to hold the property, otherwise rental is on a FIRST COME- FIRST SERVE BASIS. Once the security deposit is paid you will be required to have utilities connected. Keys WILL NOT be released without proof of active or approved utilities.

You will be asked to sign a lease agreement and pay your security deposit along with the first month's rent. Your deposit and rent at the time of signing must be in the form of a money order or a certified check. **NO CASH is accepted at our office at any time!**

You may make all future rental payments by mail or by the rent deposit slot located at our back door entrance. Our office hours are Monday-Friday from 10:00am- 5:00pm. (We are closed for lunch from 12:30-1:30pm)

Applicant Signature: _____ **Date:** _____

Co-Applicant Signature: _____ **Date:** _____

TOWN & COUNTRY REALTY OF THOMASVILLE, INC.
310 E. MAIN STREET
THOMASVILLE, NC 27360 (336)-472-5588

I, the undersigned, give Town & Country Realty permission to check my credit, present and past landlord history, verify employment, and criminal background. I acknowledge that all the information I have provided in this credit application is correct. I acknowledge and agree that Town & Country Realty may cancel my contract (if one has been signed) if any information that I have given is found to be falsified or incorrect. I agree to pay the credit application fee of \$40.00 for the purpose of processing this rental application. I acknowledge that this credit application fee of \$40.00 is **NON- REFUNDABLE – NO EXCEPTIONS!**

APPLICANT: _____ DATE: _____

CO-APPLICANT: _____ DATE: _____

PROPERTY YOU ARE APPLYING FOR: _____

* * *

The above named person is applying for rental property with us and has completed an application that gives us permission to do a resident check. Please provide us with the information requested below and fax this form back to us at (336) 472-5850. Thank you!

****** PLEASE DO NOT FILL OUT BELOW THIS LINE ******
— For office use only —

Past and/or Present Landlord Information

Tenant Occupancy Dates? _____

Rental Amount? _____

Any Late Fees? _____ How Many? _____

Court Process? _____

Any Criminal Activity? _____ If yes, Explain? _____

Was Notice given? _____ Would you rent to this tenant again? _____

Related in any way? _____ House keeping accurate? _____

Employer Verification

PLEASE provide 1 paycheck stub for this month and 1 paycheck stub for last month. All paycheck stubs must be current. Self-employed applicants may provide their last two years of tax returns. In order to qualify for one of our properties, you must show **three times** the rent in monthly income.

We do not accept co-signers!

Applicant Information:

Applicant Name: _____
Phone Number: _____ Email Address: _____
Date of Birth: _____ Social Security No: _____
Driver License No. & State: _____

Co- Applicant Name: _____
Phone Number: _____ Email Address: _____
Date of Birth: _____ Social Security No: _____
Driver License No. & State: _____

Additional Occupant Name (for adults age 18 & up): _____
Phone Number: _____ Email Address: _____
Date of Birth: _____ Social Security No: _____
Driver License No. & State: _____

Names and ages of dependents (under age 18): _____

Emergency contact information (Name, Relationship, Phone number): _____

Pets:

Do you have Pet(s)? YES NO How Many? _____
Pet Name – Breed – Weight – Age: _____
Pet Name – Breed – Weight – Age: _____

You must provide a recent photo of all pets

Residence History:

Current Address: _____
Lease Start Date: _____ Lease End Date: _____
Rent Amount: _____
Landlord Name: _____
Landlord Phone Number & Email: _____
Reason for Leaving: _____

Previous Address: _____
Lease Start Date: _____ Lease End Date: _____
Rent Amount: _____
Landlord Name: _____
Landlord Phone Number & Email: _____
Reason for Leaving: _____

Employment History:

Applicant Employer Name & Address: _____

Position: _____ Employment dates: _____

Supervisor Phone Number & Email: _____

Gross monthly income: _____

Co-applicant Employer Name & Address: _____

Position: _____ Employment dates: _____

Supervisor Phone Number & Email: _____

Gross monthly income: _____

We CANNOT include income from occupants, only the leaseholders.

Vehicle Information:

Number of vehicles: _____

Do you have any recreational vehicles, vans, boats, or motorcycles? _____

If so, specify: _____

Vehicle 1: Make/Model: _____ Color: _____ License Plate: _____

Financed/Leased Through: _____ Monthly Payment: _____

Vehicle 2: Make/Model: _____ Color: _____ License Plate: _____

Financed/Leased Through: _____ Monthly Payment: _____

Additional Information:

Are you or the co-applicant in the military? _____

Have you or the co-applicant ever been evicted? If so, list dates: _____

Have you or the co-applicant ever been convicted of a felony? If so, list dates and circumstances: _____

* * *
Applicant(s) hereby represents that all the above statements are true, correct and complete. Applicant(s) authorizes verification of the above information provided, including, but not limited to, obtaining a consumer credit report and agrees to furnish additional information upon request. The cost of this credit processing is **\$ 40.00** to be paid by the applicant(s.) This cost is not the rent or deposit and **WILL NOT BE REFUNDED.**

Applicant's signature: _____ Date: _____

Co- Applicant's signature: _____ Date: _____