



REGAL

PROPERTY MANAGEMENT, LLC

APPLICATION FOR RESIDENCY

PLEASE RETURN APPLICATION TO REGAL PROPERTY MANAGEMENT.

EACH ADULT APPLICANT (18 YEARS OF AGE OR OLDER) MUST COMPLETE AN APPLICATION UNLESS LEGALLY MARRIED.

INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.

PLEASE PRINT LEGIBLY.

YOUR APPLICATION WILL BE DENIED IF YOU MISREPRESENT ANY INFORMATION IN THIS APPLICATION



Please sign the attached Policy Statement for acceptance to our properties.

WE SUBSCRIBE TO ALL FEDERAL, STATE AND LOCAL FAIR-HOUSING LAWS.

RESIDENTS, OTHERS IN THEIR HOUSEHOLDS, AND PEOPLE UNDER THEIR CONTROL MUST NOT TAKE PART IN ILLEGAL DRUG ACTIVITY ON OR NEAR THEIR RENTAL AREA OR THEY WILL FACE EVICTION.



**EQUAL HOUSING
OPPORTUNITY**

Regal Property Management maintains the following policies which sets forth both the minimum requirements that must be met in order for your rental application to be accepted and what may cause your application to be denied. This policy is used to assist in the evaluation of each rental application.

EACH ADULT EIGHTEEN (18) YEARS OF AGE OR OLDER MUST COMPLETE A RENTAL APPLICATION IN ITS ENTIRETY. YOUR APPLICATION WILL BE DENIED IF ALL PORTIONS ARE NOT FULLY COMPLETED. IF YOU MISREPRESENT ANY INFORMATION ON THE RENTAL APPLICATION YOUR APPLICATION WILL BE DENIED

- 1. INCOME & FINANCIAL BACKGROUND:** Applicants whose rent would exceed 40% of their monthly income may be required to obtain a co-signer. A co-signer, if required, must guarantee rental payments by signature, in person or in the presence of a notary, on the Lease Agreement. Co-signers shall qualify by virtue of credit reference and record of timely payment of debts. In exceptional circumstances, such as no other debts, payments, credit record of prompt payment of all debts, and verification of monthly income for rent may be considered. Your application will be denied if a money judgment has been entered against you within the last five (5) years and you have not satisfied the judgment by paying all monies owed. Applicant's credit report shall reflect a habit of prompt payment of debts and a co-signer guarantor may be requested in the absence of required credit report. Your application will also be denied if your credit report indicates that you have an account that is past due more than sixty (60) days. If you have only one minimally past due account your application may still be considered if a reasonable explanation for the delinquency is provided.
- 2. RENTAL HISTORY:** Applicants must provide contact information for both your current and prior landlord. Your application will be denied if, after making a good faith effort, your current and prior landlord cannot be contacted to verify your rental history. If your current or prior landlord report that you or your guests or invitees engaged in behavior in violation of your rental agreement including, but not limited to, disturbing the quiet use and enjoyment of the premises by other tenants and/or neighbors, allowing persons not listed on your rental agreement to reside with you, and/or failure to give your landlord proper notice prior to vacating, your application will be denied. If applicant has no prior rental history, a co-signer may be required.
- 3. PRIOR EVICTIONS:** If a judgment of eviction has been entered against you within the last five (5) years your application will be denied.
- 4. CRIMINAL CONVICTIONS:** Your application will be denied for the following reasons: (1) you have been convicted of manufacturing or distributing a controlled substance as defined in sec. 102 of the Controlled Substances Act (21 U.S.C. § 802); (2) you have been convicted of a felony or released from custody or supervision for a felony conviction, whichever occurred later, within the past six (6) years, and the crime shows a demonstrable risk to tenant safety and/or property; (3) you have been convicted of a misdemeanor within the last three (3) years and the crime shows a demonstrable risk to tenant safety and/or property. For felony or misdemeanor convictions, other than for the manufacturing or distributing of a controlled substance, and if you are subject to a state lifetime sex offender registry program, your age at the time of the criminal activity, and the amount of time that has passed since the criminal activity occurred. Additional factors may also be considered on a case by case basis. It is your responsibility to provide any supporting information or documentation regarding any prior criminal convictions that you would like to be considered.

I HAVE READ AND UNDERSTAND THE ABOVE POLICY STATEMENT.

Applicant(s) Signature

Date

All applicants will be accepted or rejected for residency. No person(s) will be denied occupancy based on membership in any protected class, according to local, state and federal fair housing laws.



Application for Residency

Please Fill Out Completely

Location: _____

Unit Type: APARTMENT

TOWNHOME

Move In Date: _____

This application is NOT a Rental Agreement, Contract or Lease. All applications are subject to management approval. No applicant will be judged on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, legal source of income, age, or ancestry. **Each adult applicant (18 years of age or older) must complete an application.**

APPLICANT'S FULL NAME _____

FIRST

MIDDLE INT.

LAST

Soc. Sec. No. _____ Phone _____ Date of Birth _____

OTHER OCCUPANTS <i>include full names</i>	RELATIONSHIP	DATE OF BIRTH	SOC. SEC. NO.
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

ADDRESS INFORMATION

Preferred Method of Contact

TEXT

EMAIL

PHONE

Email: _____ Home Number: (____) _____ - _____ Cell: (____) _____ - _____

Current Address: _____ City: _____ State: _____ Zip: _____

Current Landlord: _____ Phone: (____) _____ - _____ How long? _____ Rate: \$ _____/month

Previous Address: _____ City: _____ State: _____ Zip: _____

Previous Landlord: _____ Phone: (____) _____ - _____ How long? _____ Rate: \$ _____/month

INCOME AND EMPLOYMENT INFORMATION

Current Employer: _____ Phone: (____) _____ - _____ Supervisor: _____

Position: _____ Net Wages per Month _____ Starting Date? _____

Spouses Employer _____ Address _____

Position: _____ Net Wages per Month _____ Starting Date? _____

Additional Income Source: _____ Address _____

Phone: (____) _____ - _____ How long will income be received? _____ Payment: _____/month

Have you ever been evicted? **YES NO** Have you ever willfully refused to pay rent when due? **YES NO**

EMERGENCY CONTACTS: Please List the Two Closest Relatives Living Nearest to You.

Name _____ Phone (____) _____ - _____

_____ Relationship _____
Address City State Zip Code

Name _____ Phone (____) _____ - _____

_____ Relationship _____
Address City State Zip Code

AUTOMOBILE INFORMATION

Auto: _____ Plate # _____ Driver's License Number _____
(Make, model, year)

Auto: _____ Plate # _____ Driver's License Number _____
(Make, model, year)

Personal References

Name _____ Phone (____) _____ - _____ Relationship _____

Name _____ Phone (____) _____ - _____ Relationship _____

Other Information

Do you have a pet? (Circle) Yes No TYPE: Cat Dog Bird Other: _____ How Many: _____

If CAT please answer: Declawed YES NO Spayed/Neutered: YES NO Up-to-Date on shots: YES NO

If DOG please answer: Type: _____ Weight: ____ lbs. Spayed/Neutered: YES NO Up-to-Date on shots: YES NO

DO YOU SMOKE? YES NO

WE ARE REQUIRED TO NOTIFY YOU THAT AS PART OF OUR PROCEDURE FOR PROCESSING YOUR APPLICATION, WE MAY INVESTIGATE YOUR CREDIT HISTORY, EMPLOYMENT HISTORY AND GENERAL BACKGROUND. BY SIGNING BELOW, YOU HEREBY GRANT PERMISSION FOR US TO DO SO. IN ADDITION, SIGNING BELOW CERTIFIES THAT ALL OF THE ABOVE INFORMATION IS TRUE, CORRECT AND COMPLETE TO THE BEST OF YOUR KNOWLEDGE.

NOTE: A SECURITY DEPOSIT IS REQUIRED FROM EVERY TENANT AGAINST DAMAGE OR LOSS TO THE PREMISES AND THE SECURITY DEPOSIT CANNOT BE USED FOR THE LAST MONTH'S RENT

_____/____/2021
(Signature of Applicant) (Date)

_____/____/2021
(Signature of Applicant) (Date)

