



Traditional Housing Application

Dear Applicant:

Thank you for applying for a rental property through Barker Realty, Inc. Please review & complete the following information before submitting your application.

Primary Applicant Name: _____ Phone #: _____

Application Requirements	Application Types	Fee
Must Earn 3x the Monthly Rent	Traditional Application	\$50
Residence History	Spouse's Application	\$35
Employment Verification	Dependent Child Over 18	\$15
Credit Check	Co-Signer Application Fee	\$30
Criminal Background Check (felonies are an automatic denial)	Full-time Undergrad Student + Co-Signer (<i>required</i>)	\$60
ALL APPLICATION FEES ARE NON-REFUNDABLE		

PLEASE COMPLETE THE FOLLOWING:

INCOME CALCULATOR

Monthly property rent = _____ x3 = _____ *

**This is the minimum income required to qualify. If your monthly income does not meet or exceed the minimum income required, please call our office to see if a co-signer is a possibility.*

Your Income	Rate	Amount Worked	Total Monthly Income
Hourly rate	X	Hours/month	=
Weekly rate	X	Weeks/month	=
Monthly Rate			=

Check	Before you submit your application please check off that you have completed the following areas of the application:
	Paid the non-refundable application fee?
	Photo ID for all applicants ages 18 and older
	Current & Prior Landlord Information : names, phone #, and fax # or email address
	Employment Information : Contact name, phone #, fax # or email address, and 60 days worth of paystubs
	Have you signed the application?
	Are you ready to sign a lease if approved? (if approved you will be given 24 hr. to sign a lease & pay sec. deposit)
	Are you prepared to pay the security deposit in full? (The security deposit is typically equal to one month's rent & must be paid in certified funds [<i>a money order or certified check</i>] to secure the property.)
	Are you prepared to obtain the required Renter's Insurance by your lease signing date? (\$300,000 liability coverage is REQUIRED . Barker Realty, Inc. must be listed as third party on the declarations page.)

APPLICANT & HOUSEHOLD INFORMATION

PROPERTY DESIRED:

DATE DESIRED:

PRIMARY APPLICANT:

Last Name: _____ First Name: _____ Middle: _____
 Date of Birth: _____ Social Security #: _____ Home #: _____
 Cell #: _____ Email Address: _____ License #: _____
 Best form of Contact?: Call ___ Text ___ (Cell Provider: _____) Email ___

SPOUSE:

Last Name: _____ First Name: _____ Middle: _____
 Date of Birth: _____ Social Security #: _____ Home #: _____
 Cell #: _____ Email Address: _____ License #: _____
 Best form of Contact?: Call ___ Text ___ (Cell Provider: _____) Email ___

Will there be other people living in the home (family members / roommates, etc.)? YES ___ NO ___

- Name: _____ Date of Birth: _____
- Name: _____ Date of Birth: _____
- Name: _____ Date of Birth: _____
- Name: _____ Date of Birth: _____

Will you have a pet at the property? YES ___ NO ___

Breed: _____ Weight: _____ Age: _____

RESIDENCE HISTORY: *Please ensure that every section is completed.*

CURRENT

Street Address :		City/State/Zip:
Dates of Occupancy :	Mortgage or Rental Rate/Mo.:	Reason for Leaving:
Do you own or rent this property?	Owner/Landlord Name:	
Landlord Phone #:	Landlord Fax#/Email:	Have you given notice? YES / NO
Was the lease in your name? YES or NO If NO, who was the lease holder?		
Was your rent subsidized (ex. Section 8 Voucher)? YES or NO If YES— How much did subsidy pay?		

PREVIOUS

Street Address :		City/State/Zip:
Dates of Occupancy :	Mortgage or Rental Rate/Mo.:	Reason for Leaving:
Do you own or rent this property?	Owner/Landlord Name:	
Landlord Phone #:	Landlord Fax#/Email:	Have you given notice? YES / NO
Was the lease in your name? YES or NO If NO, who was the lease holder?		
Was your rent subsidized (ex. Section 8 Voucher)? YES or NO If YES— How much did subsidy pay?		

EMPLOYMENT & FINANCIAL INFORMATION

PRIMARY APPLICANT:

Employment / Student Status			
<input type="checkbox"/>	Employed Full-Time	<input type="checkbox"/>	Retired
<input type="checkbox"/>	Employed Part-Time	<input type="checkbox"/>	Full-Time Student
<input type="checkbox"/>	Unemployed	<input type="checkbox"/>	Part-Time Student

**If self - employed please provide the past 2 year's tax returns. (Page 1 & Schedule C only)*

Company Name: _____

Occupation: _____

Employment Dates: _____

*Please provide paystubs for the past 60 days

Work Address: _____ Work #: _____

Supervisor's Name/ HR: _____ Phone #: _____

Fax # or Email Address: _____

SPOUSE:

Employment / Student Status			
<input type="checkbox"/>	Employed Full-Time	<input type="checkbox"/>	Retired
<input type="checkbox"/>	Employed Part-Time	<input type="checkbox"/>	Full-time Student
<input type="checkbox"/>	Unemployed	<input type="checkbox"/>	Part-time Student

**If self - employed please provide the past 2 year's tax returns. (Page 1 & Schedule C only)*

Company Name: _____

Occupation: _____

Employment Dates: _____

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Work Address: _____ Work #: _____

Supervisor's Name/ HR: _____ Phone #: _____

Fax # or Email Address: _____

Does anyone in the home receive any other sources of income? (ex. SSI, Disability, 2nd Job) YES ___ NO ___

Type: _____ Amount: _____ Per: Week / Mo / Yr

*Please provide documentation for any additional sources of income.

OTHER INFORMATION NEEDED

Emergency Contact (This CANNOT be someone who is living in the home): _____

Relationship: _____ Phone #: _____

Address: _____ City/State/Zip: _____

How did you hear about Barker Realty, Inc.?

Barker Sign Craig's List MLS/Realtor.com Go Section 8 Other Internet Site Referral Realtor

Have you viewed the interior of the property for which you are applying?: YES or NO

The Fair Housing Act prohibits discrimination in the sale, rental, or financing of housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Further, Realtors have an ethical duty to conduct such activities without respect to the sexual orientation of any party or prospective party to this agreement.





Authorization for the Release of Information

PLEASE READ THE FOLLOWING BEFORE SIGNING:

- ◆ I/we certify that the foregoing information is **true** and complete to the best of my/our knowledge and understand that falsified information on this application shall be grounds for denial. All applications, co-signer applications, and fees must be received before processing will begin.
- ◆ **We do not operate on a first come, first serve basis.** I/we understand that Barker Realty, Inc. will accept multiple applications on the same property and process them simultaneously. Approval is given to the “best applicant.”
- ◆ Upon approval, applicant(s) will be given **24 hours** from notification of approval to sign the lease and pay the security deposit. If the approved applicant fails to sign the lease and pay the security deposit within that time frame, the property will be offered to the next approved applicant.
- ◆ As the agent for the property owner, Barker Realty, Inc. is authorized to share all information with the property owner.

I/we authorize BARKER REALTY, INC. to make inquiries, do credit checks, criminal background checks, and verify rental and employment histories, now and in the future to verify the statements above.

Applicant’s Name (Please Print)

Applicant’s Signature

Date

Spouse’s Name (Please Print)

Spouse’s Signature

Date