



## APPLICATION SCREENING DISCLOSURE

Please read below to learn about our application screening process and what you can expect. If you have any questions, don't hesitate to contact the Leasing Office at 704-837-2149.

Application Screening Fee: **\$80.00** for one applicant, and an additional **\$80.00** for each additional applicant.

- The screening fee is to cover the cost of obtaining information on the applicant(s) as we process the application for a rental agreement
- The screening fee must be paid in check or money order made payable to **139 Main Investors . LLC**

Application Process:

- We offer application forms to everyone who inquires about the rental.
- We review all applications in the order they are received by us.
- We may require up to 3 business days to verify information on the application; however, most applications are processed in 72 hours.
- If we are unable to verify information on the application, the application may be denied.

### SCREENING GUIDELINES

Complete Application:

- Each occupant (over 18) must submit separate application. •
- Incomplete applications will not be reviewed.
- We will accept the first qualified applicant(s).

Identification:

- **Applicants must submit valid photograph identification.**

Prior Rental History:

- Rental history of 2 years (if applicable) must be verifiable from unbiased/unrelated sources.
- Applicant must provide us with information necessary to contact past landlords. We reserve the right to deny any application if, after making good faith effort, we are unable to verify prior rental history.

Credit/Criminal/Public Records Check:

- Negative reports may result in denial of application.
- Any individual who is a current illegal substance user, has been convicted of the illegal manufacture or distribution or use of a controlled substance, or convicted of a felony may be denied of tenancy.

Screening Process:

- We determine, based on the application, whether the applicant meets our screening guidelines.
- We verify income and resources.
- We check with current and previous landlords.
- We obtain a credit report, criminal records report, and public records report.

You can mail or hand deliver your Application and Application Screening Fee check to us at:

- Address: 4530 Park Road, Suite 410, Charlotte, NC 28209 Attn: Leasing
- Hours: 8:30AM to 5:00PM Monday through Friday

# APPLICATION FOR RENT – CEDAR FLATS

Cedar Flats is a smoke-free residence. There is no smoking inside individual apartments or corridors

This is a rental application **only** and does not constitute acceptance of the applicant as a tenant, nor a rental agreement or tenancy relationship between the parties. A **separate rental application is to be completed by each occupant over the age of 18**. Inaccurate or falsified information will be grounds for denial of the application or eviction from the premises.

**NON-REFUNDABLE APPLICATION SCREENING FEE:** \$80.00 for the first application and \$80.00 for each additional occupant. This non-refundable application screening fee is **not** a deposit and **does not** apply towards rent should the applicant, after the qualifying process, be accepted as a tenant. The application fee is to cover the costs of qualifying the applicant as a prospective tenant. **APPLICATION FEE MUST BE PAID IN CHECK OR VALID MONEY ORDER AND MADE PAYABLE TO 139 Main Investors, LLC.**

A portion of the application fee is being applied to credit and criminal background reports, which provide information relating to you. You are entitled, by law, to dispute the accuracy of any information provided on the reports.

APPLICATION FEE OF \$ \_\_\_\_\_ PAID ON \_\_\_\_\_ CHECK# \_\_\_\_\_  
PROPERTY ADDRESS/UNIT # \_\_\_\_\_ REQUESTED MOVE IN DATE \_\_\_\_\_

1. APPLICANT NAME(last) \_\_\_\_\_ (first) \_\_\_\_\_ (middle) \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_  
CELL PHONE # \_\_\_\_\_ EMAIL \_\_\_\_\_  
TELEPHONE # \_\_\_\_\_ DRIVERS LICENSE # \_\_\_\_\_ STATE \_\_\_\_\_  
EMPLOYED BY FIRM \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
EMPLOYER ADDRESS \_\_\_\_\_ SUPERVISOR \_\_\_\_\_  
HOW LONG years \_\_\_\_\_ months \_\_\_\_\_ POSITION \_\_\_\_\_  
MONTHLY GROSS PAY \$ \_\_\_\_\_ OTHER INCOME (describe) \$ \_\_\_\_\_

2. SPOUSE NAME(last) \_\_\_\_\_ (first) \_\_\_\_\_ (middle) \_\_\_\_\_  
DATE OF BIRTH \_\_\_\_\_ SOCIAL SECURITY # \_\_\_\_\_  
CELL PHONE # \_\_\_\_\_ EMAIL \_\_\_\_\_  
TELEPHONE # \_\_\_\_\_ DRIVERS LICENSE # \_\_\_\_\_ STATE \_\_\_\_\_  
EMPLOYED BY FIRM \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
EMPLOYER ADDRESS \_\_\_\_\_ SUPERVISOR \_\_\_\_\_  
HOW LONG years \_\_\_\_\_ months \_\_\_\_\_ POSITION \_\_\_\_\_  
MONTHLY GROSS PAY \$ \_\_\_\_\_ OTHER INCOME (describe) \$ \_\_\_\_\_

3. PET(S)  
TYPE \_\_\_\_\_ BREED \_\_\_\_\_ WEIGHT \_\_\_\_\_

## 4. HISTORY

A. PRESENT ADDRESS \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ HOW LONG years \_\_\_\_\_ months \_\_\_\_\_  
LANDLORD \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_  
MAY WE CALL THIS LANDLORD? [ ] YES [ ] NO

B. PREVIOUS ADDRESS \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ HOW LONG years \_\_\_\_\_ months \_\_\_\_\_  
LANDLORD \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_

PREVIOUS ADDRESS \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ HOW LONG years \_\_\_\_\_ months \_\_\_\_\_  
LANDLORD \_\_\_\_\_ MONTHLY PAYMENT \_\_\_\_\_

C. PERSONAL REFERENCE: (Local, if possible)

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

D. PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:

NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ TELEPHONE # \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

E. AUTO(S) TO OCCUPY PROPERTY:

YEAR \_\_\_\_\_ MAKE/MODEL \_\_\_\_\_ LICENSE # \_\_\_\_\_ STATE \_\_\_\_\_  
YEAR \_\_\_\_\_ MAKE/MODEL \_\_\_\_\_ LICENSE # \_\_\_\_\_ STATE \_\_\_\_\_

F. FULL NAMES OF PERSONS TO OCCUPY DWELLING: (NOTE: Occupancy is limited to those individuals listed.) \_\_\_\_\_

Why are you leaving your current residence? \_\_\_\_\_  
How did you find out about our rental?  newspaper  drive-by  word of mouth  other \_\_\_\_\_  
Have you given legal notice where you now live?  yes  no  
Have you been evicted in the last 5 years?  yes  no  
Name of landlord and circumstances of eviction \_\_\_\_\_  
Have you ever filed a petition in bankruptcy?  yes  no If so, why? \_\_\_\_\_  
Have you ever been convicted of a felony or misdemeanor?  yes  no  
If so, why? \_\_\_\_\_

AUTHORITY FOR RELEASE OF INFORMATION

This release will constitute my/our consent and authority for Landlord to examine statements and information regarding my/our background. I/We authorize you to contact my/our present and previous landlords, law enforcement agencies, credit agencies, and other references listed above. I/We hereby authorize the release of any and all data or records to Lat Purser & Associates and/or 139 Main Investors LLC. This authorization is given in connection with a financial, criminal and previous rental history investigation being conducted relative to my/our application for residency in a rental property. I/We acknowledge that my/our application fee will not be refunded if the Landlord denies this application.

I/We understand that I/We acquire no rights in a rental unit until I/We sign a Residential Rental Agreement on the rental unit (noted above) to be held in accordance with the Residential Rental Agreement.

I/We declare the foregoing to be true under penalty of perjury. I/We agree that the Landlord may terminate any agreement entered into in reliance on any misstatement made above.

I/We understand that my/our rent will commence upon the date agreed upon by Landlord and tenant based on the availability of the rental unit.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Co-Applicant