

Wilmington's Best Rentals

Disclosure of Application Process

Thank you for your interest in one of our properties and allowing Wilmington's Best Rentals the opportunity to provide our rental services to you. To insure the process goes smoothly for all parties and that the governing laws of the North Carolina Real Estate Commission are met, the following guidelines are in effect for all applications.

1. Working with Real Estate Agents

When assisting you in leasing a property, the agent/firm will represent the **LANDLORD**.

2. Submitting an application

Applications must be completed in its entirety and signed by all parties involved in the lease. All applicable fees must be paid in full at the time the application is submitted.

We accept MasterCard & Visa credit cards (\$20.00 processing fee), money orders and personal checks. **FEES ARE NON-REFUNDABLE.**

- Single applicant \$60.00
- Married couple \$100.00

3. Application Process

Upon receipt of your completed application and applicable fees, your application will be sent for processing.

On average, applications are sent to management for approval within 48 hours, provided all the information you provided is correct and can be verified. In the event your information cannot be verified as submitted, you may be asked to provide additional information.

Employment/Income: Income must be three (3) times the rental amount. When the applicant is a full time student, parent/guardian must sign voucher guaranteeing performance of the lease. If retired or unemployed, we require income verification of funds. Phone and fax numbers are required on all verification sources.

Rental History: Previous and/or current housing information will be obtained from previous and/or current landlord or mortgage company. References should reflect the applicant's ability and willingness to comply with lease terms and community guidelines. Any money judgment or collection from an apartment community within the past two (2) years can disqualify an applicant. Phone and fax numbers are required on all verification sources.

Criminal: A criminal background check will be run on all occupants over the age of 18. Application rejection can occur for any of the following reasons, including but not limited to: felony conviction, misdemeanor, active probation status or any active status as well as any sexual related convictions.

Eviction: We will conduct an eviction history.

Credit History: Each applicant must have an acceptable credit report with no judgments, collections or charge off accounts within the past twelve (12) months. Credit history should positively reflect the applicant's ability and willingness to make payments are required by the lease. Exceptions may be allowed for medical bills and student loans.

Occupancy: No more than (2) persons per bedroom. It is an ordinance within the city limits, no more than three (3) unrelated persons are allowed in a dwelling.

Application Approval

Once your application has been approved, you will be notified. Leases must be signed within 48 hours of application approval. I understand that if the lease is not signed within the 48 hours, Wilmington's Best Rentals will move on to the next application.

Security Deposit

Security Deposit is paid by certified funds on the day the lease is signed.

Multiple Applications

In the event a property that you have interest in, has an application(s) currently in process, at the time you submit your application, you will be told that we have an application in process. We encourage you to submit your application. If we do not accept the first application, we will then process your application, if you are still interested in the property.

Properties are not placed *on hold or made unavailable* to other applicants because an application is in process. It is our responsibility to the owner, to make their property available to all applicants until an application is approved and has accepted the property.

I/We hereby authorize Wilmington's Best Rentals to verify my/our credit history, employment/income, criminal background, eviction history, and previous rental and housing information. It is understood that this information will determine my/our acceptance for rental with Wilmington's Best Rentals.

Applicant Signature

Date

Spouse Signature

Date

Wilmington's Best Rentals
Rental Application - \$60 per person/\$100.00 married couple

1113-C Military Cutoff Road, Wilmington, NC 28405

Tel: 910-344-0467 / Fax: 910-256-8969

Property Address:		Rent:	
Anticipated Move In Date:			
Referral:			
Applicant Information			
Full Name:		Drivers License # & State:	
Date of Birth:	SSN:	Phone (Home):	
Current Address:		Phone (Cell):	
City:	State:	Zip Code:	
Own Rent (Please circle)	Monthly payment or rent:	How long?	
Landlord:		Tel #:	
Previous address:		ZipCode:	
Landlord:	Dates:	Tel #:	
Employment Information			
Current Employer:			
Employer address:		How Long?	
Phone:	Contact:	Fax:	
City:	State:	Zip Code:	
Position:	Hourly Salary (Please Circle)	Monthly income:	
IF LESS THAN 12 MONTHS	Previous Employer:	Phone:	
Additional Source of Income:		Amount: \$	
Emergency Contact			
Name of a person not residing with you:			
Address:			
Tel #:		Relationship:	
Spouse / Children / Room mates			
Name:		Relationship:	
Date of Birth:		Phone:	
Name:		Relationship:	
Date of Birth:		Phone:	
Name:		Relationship:	
Date of Birth:		Phone:	
Name:		Relationship:	
Date of Birth:		Phone:	
Vehicle Information			
Make:	Model/Year/Color:	Tag:	
Make:	Model/Year/Color:	Tag:	
Pets: **MINIMUM** \$250.00 NON-REFUNDABLE PET FEE PER PET (VARIES PER PROPERTY)			
Breed:	Name:	Age:	Size/Weight:
Breed:	Name:	Age:	Size/Weight:
I authorize the verification of the information provided on this form as to my credit, criminal, eviction and employment. Should any statement made above be a misrepresentation or not a true statement of facts, I understand my application will be denied.			
Signature of applicant:		Date:	
**Your email address:			

Wilmington's Best Rentals

Authorization – Release of Information

Verification of Previous Rental History

I, _____,

have applied for credit with Wilmington's Best Rentals and have listed you as our prior landlord. I have been requested to provide information concerning my credit information.

Your release of my credit information is authorized whether such information is of record or not. I release you and all persons, agencies, agents, employees, firms, companies or parties affiliated with you from any damages resulting from providing such information.

This authorization is valid for (30) thirty days from the date of my signature below.

Thank you in advance for your cooperation.

Signature _____ Date _____

Address _____

Telephone – Day _____ Evening _____

****DO NOT WRITE BELOW THIS LINE – LANDLORD VERIFICATION ONLY****

Lease Dates: From: _____ to _____ Current Rent: \$ _____

Late Pays # _____ # of NSF'S _____ Court Filings # _____

Pets? _____ Type? _____

Lease violations? _____

Notice Given? _____ Number of Occupants? _____