



Clear Sky Realty, Inc.
 Real Estate Management & Sales
 www.ClearSkyRealty.com
 330-455-HOME (4663)



CONSENT TO PERFORM CREDIT, BACKGROUND & REFERENCE CHECKS

I, _____, (rental applicant), authorize and permit an owner, manager, or agent from Clear Sky Realty, Inc. to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, banks, and law enforcement agencies. This information will only be reviewed by managers and agents of Clear Sky Realty, Inc., property owners, and future management companies. I also authorize and give permission for all parties listed to disclose any information requested about me to the rental owner or manager stated above. I further authorize and permit the rental owner or manager to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary. **Thanks to all parties for your cooperation with this matter.**

A fee of \$ 20.00 is charged on all rental applicants for the purpose of verifying the information furnished on this application. By signing below, applicant hereby represents all information on this application is true, complete, and hereby authorizes annual verification of information, references, and credit history for continual rental consideration or for collection purposes should that become necessary. This fee is not refundable.

Applicant acknowledges this application will become part of the lease agreement when approved. If any information is found to be incorrect, the application may be rejected and any subsequent rental agreement may become void. False and misleading statements will be sufficient reason for immediate eviction and loss of security deposit or retainer.

By signing this agreement, I understand that I am authorizing the use of any credit reporting/screening agencies to verify credit, and validate all information recorded above. Further, my signature authorizes the management and the credit reporting/screening agencies to later exchange credit information, and to obtain my credit report in the event of default of any payment obligations or for collection or skip tracing purposes at any time there is a balance due from me to your office.

I hereby authorize Clear Sky Realty, Inc. and/or any collections agent to auto deduct from any account that I have used to pay them in the past, as well as any account or credit card that is listed on this application, any amount owed to them, that is 10 days or more past due for rent, checks or Ach returned for insufficient funds, charges due to breaking my lease, insufficient notice of terminating my month to month tenancy, past due utility bills, late fees, collection costs or any other charges that are legally my responsibility to pay. I agree that withdrawals may continue in any amount until all charges that are more than 10 days past due are paid in full. They may continue to withdraw these amounts from any of my accounts even after I vacate the premises.

This signed agreement is incorporated into all other agreements I have signed with your office.

Applicant's signature: _____ Date: _____

APPLICANT'S PERSONAL INFORMATION

Last Name: _____ First: _____ Middle: _____

Current Address _____

City, St, Zip _____

Phone _____ Social Security # _____ Date of Birth _____

Alternate phone or email: _____

Driver's License/ID #/State: _____

Rental Unit desired: _____ **Move-in Date Desired:** _____

Standard Rental Application

Additional Occupants (List every occupant name and their relationship below, including children) _____

Preferred Rental Payment Due Date:

___ Monthly due on 1st or 15th ___ Pay Day Plan (every 2 weeks)

How long do you plan on living in the next rental home that meets your needs? _____

What is your favorite local restaurant? _____

Do you have any water-filled furniture? _____ Have you ever broken a lease? _____

Have you ever refused to pay rent for any reason? _____

Have you ever been evicted or asked to leave a rental unit? _____ Reason _____

Have you ever filed for bankruptcy? _____ When? _____

Have you ever been arrested/convicted of a crime? (List all Charges, States & Counties) We do not expect perfection, just honesty. _____

What utilities do you currently have your name? _____

Is there anything to prevent you from placing utilities in your name? ___ What? _____

Do you know of anything or any reason which may interrupt your ability to pay rent?

RESIDENCE HISTORY

Dates lived at current address? _____ : Own ___ Rent ___ Occupy ___

How many pets do you have? ___ Type(s) _____

Name of present landlord/owner/management company: _____

Landlord's phone: _____ Monthly payment: _____ Is your rent current? _____

Reason for moving: _____ Number of late payments? _____

If less than 3 years at current address:

1st Previous Residence Address: _____

Previous landlord: _____ Previous landlord's phone: _____

Dates at this address: _____ Reason for moving? _____

Was your Full Security Dep. Returned? _____

Monthly payment? _____ # of late payments? _____

Standard Rental Application

INCOME HISTORY and Applicant's current employment status:

____ Student ____ Retired ____ Self-employed ____ Unemployed ____ Other

Primary source of employment:

Applicant employed by: _____ Phone: _____

Average Weekly hours: _____ How long at this place of employment? _____

Address (City or Branch): _____

Position: _____ Salary or hourly wage: _____

Additional Employment:

Applicant employed by: _____ Phone: _____

Average Weekly hours: _____ How long at this place of employment? _____

Address (City or Branch): _____

Position: _____ Salary or hourly wage: _____

ADDITIONAL INCOME / PAYMENT INFORMATION:

If there are additional, verifiable sources of income you would like considered, Please list income source (i.e., self-employment, social security, benefit payments, etc.), and requested information below regarding each source. Child support, alimony, or separate maintenance need NOT be disclosed unless you desire this additional income to be considered for qualification.

1st Additional Source: _____ Amount: \$ _____ Per _____

Contact person: _____ Phone: _____

How long have you been receiving income from this source? _____

How long do you expect this income to continue? _____

Is there any reason it would stop? _____

EMERGENCY ASSISTANCE

In the event of some **emergency that would prevent you from paying rent** when due, is there a relative, person, or agency that could assist you with rent payments?

Emergency Contact: _____

Relationship _____

Address _____

Phone# _____ 2nd Phone or email: _____

***RESERVE:** Do you currently have a savings account, line of credit, or charge card sufficient to cover one month's rent? _____ Account or CC# _____ CC Exp Date _____ CCV _____

VEHICLES: Number of vehicles on property? _____

Vehicle 1- Please note, only cars on application are authorized to be on premises.

make/model/color/year _____ Monthly payment _____

Vehicle 2 make/model/color/year _____ Monthly payment _____

Standard Rental Application

ASSETS / CREDITS (including banks, department store, gas cards, student loans)

1st Credit Card: Visa/MC/Disc/AmEx # _____ Exp _____ CCV _____

Monthly payment: \$ _____ Are your payments current? _____

*Additional Credit Card Type _____ # _____ Exp _____ CCV _____

List amount of any other current monthly expenses.

Hospital payment \$ _____ Health Insurance \$ _____ Auto Insurance \$ _____

Renter's Insurance \$ _____ Child care \$ _____ Tuition \$ _____

Cable TV \$ _____ Other _____ Amount \$ _____

BANK REFERENCE

Name of bank: _____ Phone: _____

*Account # (Checking) _____ *Account # (S) _____

Average monthly balance, (C) \$ _____ (S) \$ _____

PERSONAL REFERENCES:

Character/Personal reference NOT RELATED TO YOU:

Name _____

Address _____

City _____ State _____ Zip _____

Relationship? _____ How long? _____ Phone _____

Name of Nearest Living Relative:

Name _____

Address _____

City _____ State _____ Zip _____

Relationship? _____ How long? _____ Phone _____

THANK YOU!

Thank you for completing an application to rent from us.

This application, will qualify you for any home managed by Clear Sky Realty, Inc. that falls within your income limits.

Applications are Not Complete until we have received All of the following:

___ Consent to perform checks (page 1), Need 1 for every person over 18, Filled out & Signed

___ Driver's License or Sheriff's picture ID checked by manager or copied & sent.

___ 2 weeks of most current pay stubs of each income source listed.

___ \$20.00 Application Fee returned with completed Application

Please send payment and completed application to:

Clear Sky Realty, Inc.

Mail to: P.O. Box 127, Canton, OH 44707

OR

Fax to: 330-455-4662

OR

Drop off at: 3001 W. Tuscarawas St, Canton (do not mail to this address)

Please enclose \$20 check or money order or Pay On-Line at www.ClearSkyProp.com by Clicking the Pay Application Fee Link