



**CONSENT TO PERFORM CREDIT, BACKGROUND & REFERENCE CHECKS**  
**Commercial Application**

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: \_\_\_\_\_

Home Address \_\_\_\_\_

City, St, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_

Alternate phone or email: \_\_\_\_\_ Driver's

License/ID Number/State: \_\_\_\_\_ Business EIN: \_\_\_\_\_

**Clear Sky Realty, Inc. - Standard Commercial Application**

Rental Unit desired: \_\_\_\_\_ Lease Start Date Desired: \_\_\_\_\_

Rental Price Range: \_\_\_\_\_ Type/Size Desired: \_\_\_\_\_

Rental Address Shown: \_\_\_\_\_

**APPLICANT'S PERSONAL INFORMATION**

Applicants Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

**Type of business:** \_\_\_\_\_ **How long in Business?** \_\_\_\_\_

**Special needs for business:** \_\_\_\_\_

\_\_\_\_\_

How long do you plan on leasing? \_\_\_\_\_

Amount of liability insurance you currently carry? \_\_\_\_\_

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? \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_

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 in your name? \_\_\_\_\_

Is there anything to prevent you from placing utilities or phone in your name? \_\_\_\_\_

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

\_\_\_\_\_

**Current Business Location:** Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Dates at this address? \_\_\_\_\_ : Own \_\_\_\_\_ Rent \_\_\_\_\_ Occupy \_\_\_\_\_

Current Phone \_\_\_\_\_

Name of present landlord/owner/mortgage company: \_\_\_\_\_

Address of present landlord/mortgage company: \_\_\_\_\_

Landlord's phone: \_\_\_\_\_

Monthly payment: \_\_\_\_\_ Is your rent current? \_\_\_\_\_

Reason for moving: \_\_\_\_\_

Number of late payments? \_\_\_\_\_ Security Deposit Amount currently held by landlord? \_\_\_\_\_

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**If less than 3 years at current address:**

**1<sup>st</sup> Previous Location 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? \_\_\_\_\_

**Business' current Hours of Operation:**

\_\_\_\_\_

Do you plan to close down for longer than 2 weeks at any time in the year? \_\_\_\_\_

If so, when? \_\_\_\_\_

**PAYMENT INFORMATION**

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

**1st Emergency Contact:** \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone# \_\_\_\_\_ 2nd Phone # \_\_\_\_\_

**2nd Emergency Contact:** \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone# \_\_\_\_\_ 2nd Phone # \_\_\_\_\_

Do you currently have a savings account, line of credit, or charge card sufficient to cover one month's rent? \_\_\_\_\_

**ASSETS / CREDITS / LOANS**

Number of vehicles normally on property? \_\_\_\_\_

Do you have any commercial vehicles \_\_\_\_\_ How Many? \_\_\_\_\_

Please List: make/model/color/year, plate number& state for each vehicle left over night.

\_\_\_\_\_

\_\_\_\_\_

**BANK REFERENCE**

Name of bank and branch: \_\_\_\_\_ Phone: \_\_\_\_\_

Branch address: \_\_\_\_\_

Checking Acct. #: \_\_\_\_\_ Savings Acct#: \_\_\_\_\_

How long account active, (Checking) \_\_\_\_\_ (Savings) \_\_\_\_\_

Average monthly balance, (Checking) \$ \_\_\_\_\_ (Savings) \$ \_\_\_\_\_

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**PERSONAL/PROFESSIONAL REFERENCES**

**Character/Personal** reference:

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Relationship? \_\_\_\_\_ How long? \_\_\_\_\_ Phone \_\_\_\_\_

**Professional** reference (i.e. attorney, accountant):

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Relationship? \_\_\_\_\_ How long? \_\_\_\_\_ Phone \_\_\_\_\_

**Name of Nearest Living Relative:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Relationship? \_\_\_\_\_ Phone \_\_\_\_\_

If Management has a question regarding this application, please furnish the best contact phone number:

Day phone/contact person: \_\_\_\_\_

Night phone/contact person: \_\_\_\_\_

**THANK YOU!**

Thank you for completing an application to rent from us. Please sign below. Please note that a completed application requires submission of the following which will be copied and attached to this application:

- Driver's License or Sheriff's picture ID. (Rentals will not be shown without picture ID)
- Most current Schedule C tax return and proof of current income.
- \$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)

Application fee may be paid online at:

**[www.ClearSkyProp.com](http://www.ClearSkyProp.com)**