

THIS SECTION IS TO BE COMPLETED BY OFFICE AT THE TIME APPLICATION IS HANDED OUT

APPLICATION

For Property Address / Unit #:

1st APPLICANT'S CURRENT Cell Phone #:



APPLICATION LAST REVISED DECEMBER 2012

Aaron Properties, Inc.
Office: 1110 E. Norton Rd, Suite B-12
Springfield, MO 65803

Mail: P. O. Box 2903
Springfield, MO 65801

417/833-8080 Fax: 417/883-8722

THIS SECTION IS FOR OFFICE USE ONLY

PhotoCopy Driver's License or ID _____

Money Order Only:

Application Fee: \$25 per person

Co-Signer? Yes No (If yes, app required) \$25

Total Number of Applicants: _____

Total Application Fees: \$ _____

Security Deposit: \$ _____

Normal Rent / Mo: \$ _____

Rent Special? _____

This section is to be completed by Office personnel. Requested Background Information:

Criminal _____ Landlord _____ Income _____ Credit _____

NOTE 1: Aaron Properties does not permit anyone 18 years of age or older to live in its units unless the person has completed a lease application AND has been approved for occupancy. The presence of unapproved occupants is grounds for breach of contract.

NOTE 2: Aaron Properties charges a \$100 administrative fee for anyone added to occupancy after commencement of the lease. A formal application, including the \$25 fee, along with the routine background check, is required to process such a request.

• **Name** _____ **Maiden Name** _____
First Middle Last

• Your **Current Address:** _____
Years / Months at this address: _____ Reason for moving: _____

• Your **Other Recent Address:** _____
Years / Months at this address: _____ Reason for moving _____

• Your **Current Landlord:** _____ Their Phone: _____

• Your **Former Landlord:** _____ Their Phone: _____

• **EMPLOYMENT: ARE YOU CURRENTLY EMPLOYED?** Yes _____ No _____

• Your **Current Employer:** _____ Address: _____
Your position / title: _____ Employer's Phone: _____
How long have you worked there: _____ Your Rate of Pay: \$ _____ per _____

• **FAMILY:**
Do you have children? Child 1 Name _____ Age _____
Yes _____ No _____ Child 2 Name _____ Age _____
Child 3 Name _____ Age _____

• **EMERGENCY CONTACTS:** nearest living relatives:
Name _____ Phone _____ Relationship _____
Name _____ Phone _____ Relationship _____

• **PETS:** Do you have pets? Yes _____ No _____ Breed(s): _____ Indoor or Outdoor? _____

• **VEHICLES:** Make _____ Model _____ Year _____ Color _____ License# _____
Make _____ Model _____ Year _____ Color _____ License# _____

I, the undersigned, have completed the above application and swear that the information provided by me is true, accurate, and correct. I understand that any false statement on this application can lead to rejection of my/our application or, subsequently, to the immediate termination of my/our lease. I hereby authorize Aaron Properties, Inc., to verify this information by means that can include but are not limited to credit reports and contact with landlords, creditors, banks and references. I authorize the disclosure and release of any information regarding my rental, employment, and/or credit history.

Date: _____ PRINT NAME: _____ Signature: _____

APPLICANT #2

For Property Address / Unit #: _____

2nd APPLICANT'S CURRENT Cell Phone #: _____

This section is to be completed by Office personnel. Requested Background Information:
 Criminal _____ Landlord _____ Income _____ Credit _____

NOTE 1: Aaron Properties does not permit anyone 18 years of age or older to live in its units unless the person has completed a lease application AND has been approved for occupancy. The presence of unapproved occupants is grounds for breach of contract.

NOTE 2: Aaron Properties charges a \$100 administrative fee for anyone added to occupancy after commencement of the lease. A formal application, including the \$25 fee, along with the routine background check, is required to process such a request.

TENANT / APPLICANT #2

Is this a Co-Signer application? Yes ___ No ___ If so, relation to Applicant? _____

• **Name** _____ **Maiden Name** _____
First Middle Last

• Your **Current Address:** _____
 Years / Months at this address: _____ Reason for moving: _____

• Your **Other Recent Address:** _____
 Years / Months at this address: _____ Reason for moving _____

• Your **Current Landlord:** _____ Their Phone: _____

• Your **Former Landlord:** _____ Their Phone: _____

• **EMPLOYMENT: ARE YOU CURRENTLY EMPLOYED?** Yes ___ No ___

• Your **Current Employer:** _____ Address: _____
 Your position / title: _____ Employer's Phone: _____
 How long have you worked there: _____ Your Rate of Pay: \$ _____ per _____

• **FAMILY:**

Do you have children? Child 1 Name _____ Age _____
 Yes ___ No ___ Child 2 Name _____ Age _____
 Child 3 Name _____ Age _____

• **EMERGENCY CONTACTS:** nearest living relatives:

Name _____ Phone _____ Relationship _____
 Name _____ Phone _____ Relationship _____

• **PETS:** Do you have pets? Yes ___ No ___ Breed(s): _____ Indoor or Outdoor?

• **VEHICLES:** Make _____ Model _____ Year _____ Color _____ License# _____
 Make _____ Model _____ Year _____ Color _____ License# _____

I, the undersigned, have completed the above application and swear that the information provided by me is true, accurate, and correct. I understand that any false statement on this application can lead to rejection of my/our application or, subsequently, to the immediate termination of my/our lease. I hereby authorize Aaron Properties, Inc., to verify this information by means that can include but are not limited to credit reports and contact with landlords, creditors, banks and references. I authorize the disclosure and release of any information regarding my rental, employment, and/or credit history.

Date: _____ **PRINT NAME:** _____ **Signature:** _____

APPLICATION / REFERENCE CHECK

Any false statement or incomplete disclosure on this application can lead to rejection of the application or, subsequently, to the immediate termination of your lease.

CRIMINAL HISTORY

1. Has anyone applying to occupy this dwelling ever been convicted of or pled guilty or "no contest" to a felony (whether or not resulting in conviction)? Yes ___ No ___

If yes, who? _____ Please explain: _____

2. Has anyone applying to occupy this dwelling ever been convicted of or pled guilty or "no contest" to offenses related to possession of illegal drugs or paraphernalia, or to the manufacturing, distribution, and / or intent to distribute a controlled substance (whether or not resulting in conviction)? Yes ___ No ___

If yes, who? _____ Please explain: _____

3. Has anyone applying to occupy this dwelling ever been convicted of or pled guilty or "no contest" to a misdemeanor involving sexual misconduct (whether or not resulting in conviction)? Yes ___ No ___

If yes, who? _____ Please explain: _____

OTHER HISTORY

4. Does anyone applying to occupy this dwelling have an unsatisfied landlord eviction or an outstanding balance due to a previous landlord? Yes ___ No ___ If yes, which applicant(s)? _____

Which landlord(s)? _____ Please explain: _____

5. Has anyone applying to occupy this dwelling ever made application or been a prior tenant of Aaron Properties, Inc.? Yes ___ No ___ If yes, when? _____ and where? _____

6. Has anyone applying to occupy this dwelling been referred to Aaron Properties Inc., by a Real Estate Broker or Rental Service Locator?

Yes ___ No ___ If yes, which applicant(s)? _____ and when? _____

Before the application can be considered, THIS PAGE of this application MUST BE SIGNED BY ALL APPLICANTS (occupants and co-signers) who are responsible for rental payments agreed upon in the lease. The application fee(s) are non-refundable regardless of acceptance for occupancy.

By signing this application you declare that all information is true, complete, and accurate, and you authorize Aaron Properties, Inc., and/or its agents to verify this information. Verification may include obtaining written credit report(s) and police record(s), as well as contact with your acquaintances and references.

Date: _____ PRINT NAME: _____ Signature: _____

Date: _____ PRINT NAME: _____ Signature: _____

Date: _____ PRINT NAME: _____ Signature: _____

Date: _____ PRINT NAME: _____ Signature: _____

RESIDENCY VERIFICATION FORM and APPLICANT'S AUTHORIZATION TO RELEASE INFORMATION

THIS SECTION IS TO BE COMPLETED BY APPLICANT #1 REGARDING YOUR CURRENT OR MOST RECENT APARTMENT, COMMUNITY OR LANDLORD.

Name of Apartment complex, Community, or Landlord: _____

Address of the unit you occupied: _____

Who should we contact to inquire? Name: _____ Phone: _____ Fax: _____

I authorize Aaron Properties, Inc., to inquire about and to verify all of the information on the form below. A copy of the inquiry and response will not be made available to me unless I request it. I authorize my former landlord to release the information.

Date: _____ PRINT NAME: _____ Signature: _____

THIS SECTION IS TO BE COMPLETED BY APPLICANT #2 (but not if #2 is a Co-Signer) REGARDING YOUR CURRENT OR MOST RECENT APARTMENT, COMMUNITY, OR LANDLORD.

Name of Apartment complex, Community, or Landlord: _____

Address of the unit you occupied: _____

Who should we contact to inquire? Name: _____ Phone: _____ Fax: _____

I authorize Aaron Properties, Inc., to inquire about and to verify all of the information on the form below. A copy of the inquiry and response will not be made available to me unless I request it. I authorize my former landlord to release the information.

Date: _____ PRINT NAME: _____ Signature: _____

TO BE COMPLETED BY OFFICE. Re Applicant 1:

Occupancy dates: _____ to _____

Lease dates: _____ to _____

Pets? Yes ___ No ___ What kind? _____

Other names on the lease? _____

Monthly rent on latest lease? \$ _____

Did resident depart owing a balance? N Y=\$ _____

Amount of resident's security deposit? \$ _____

Amount of security deposit refunded? \$ _____

Did resident give the required notice to move? Y N

Is the resident in good standing? Y N

Any late payments? Y N How many? _____

Any legal notices served? Y N How many? _____

Any returned checks? Y N How many? _____

Any noise or visitor complaints? Y N How many? _____

Explain: _____

Any lease violations? Y N How many? _____

Please explain violations: _____

Would you rent to the resident again? Y N

THANK YOU for your help.

Please return via FAX ASAP to 417/883-8722.

Aaron Properties, Inc. Springfield, MO

Phones: 417/833-8080 or 417/883-8721

TO BE COMPLETED BY OFFICE. Re Applicant 2:

Occupancy dates: _____ to _____

Lease dates: _____ to _____

Pets? Yes ___ No ___ What kind? _____

Other names on the lease? _____

Monthly rent on latest lease? \$ _____

Did resident depart owing a balance? N Y=\$ _____

Amount of resident's security deposit? \$ _____

Amount of security deposit refunded? \$ _____

Did resident give the required notice to move? Y N

Is the resident in good standing? Y N

Any late payments? Y N How many? _____

Any legal notices served? Y N How many? _____

Any returned checks? Y N How many? _____

Any noise or visitor complaints? Y N How many? _____

Explain: _____

Any lease violations? Y N How many? _____

Please explain violations: _____

Would you rent to the resident again? Y N

THANK YOU for your help.

Please return via FAX ASAP to 417/883-8722.

Aaron Properties, Inc. Springfield, MO

Phones: 417/833-8080 or 417/883-8721

BACKGROUND SCREENING FORM - Applicant #1

Applicant Name

| | | |
|-------|--------|--------------------------------------|
| | | |
| First | Middle | Last Name (include hyphenated names) |

Applicant Identification

| | | | |
|------------------------|---------------|----------------------------------|-------------------|
| | | | |
| Social Security Number | Date of Birth | Driver's License # or State ID # | State of Issuance |

Current Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

Previous Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

Previous Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

AUTHORIZATION

I hereby consent and authorize Aaron Properties, Inc., its affiliates, and its agents to secure information pertaining to my character and background. I understand that the information supplied by me can be utilized in conducting a comprehensive background investigation. An investigative consumer report may be prepared concerning my character, general reputation, personal characteristics and mode of living.

This investigation may include, but will not be limited to: a criminal record search, a social security number verification, an employment consumer credit history, a motor vehicle driving record history, past employment, educational and professional reference verifications, national security watch list database research, drug screening, as well as the confirmation of any information supplied by me on this or any other Aaron Properties, Inc., application form.

I release from liability any and all persons, companies, and corporations that supply information regarding my history as a result of this investigation. I understand that any information discovered is done so through human intelligence sources, electronic databases and on-site public record research. I further release and indemnify Aaron Properties, Inc., its affiliates, and its agents against any liability that may result from conducting this investigation.

| | |
|--|--|
| | |
|--|--|

Signature of Applicant

Date

BACKGROUND SCREENING FORM - Applicant #2, including Co-Signer

Applicant Name

| | | |
|-------|--------|--------------------------------------|
| | | |
| First | Middle | Last Name (include hyphenated names) |

Applicant Identification

| | | | |
|------------------------|---------------|----------------------------------|-------------------|
| | | | |
| Social Security Number | Date of Birth | Driver's License # or State ID # | State of Issuance |

Current Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

Previous Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

Previous Address

| | | | |
|--------|------|-------|----------|
| | | | |
| Street | City | State | Zip Code |

AUTHORIZATION

I hereby consent and authorize Aaron Properties, Inc., its affiliates, and its agents to secure information pertaining to my character and background. I understand that the information supplied by me can be utilized in conducting a comprehensive background investigation. An investigative consumer report may be prepared concerning my character, general reputation, personal characteristics and mode of living.

This investigation may include, but will not be limited to: a criminal record search, a social security number verification, an employment consumer credit history, a motor vehicle driving record history, past employment, educational and professional reference verifications, national security watch list database research, drug screening, as well as the confirmation of any information supplied by me on this or any other Aaron Properties, Inc., application form.

I release from liability any and all persons, companies, and corporations that supply information regarding my history as a result of this investigation. I understand that any information discovered is done so through human intelligence sources, electronic databases and on-site public record research. I further release and indemnify Aaron Properties, Inc., its affiliates, and its agents against any liability that may result from conducting this investigation.

| | |
|------------------------|------|
| | |
| Signature of Applicant | Date |