



**TYSON
MANAGEMENT
COMPANY**

RENTAL APPLICATION

Thank you for considering a home with Tyson Management Company. Before accepting the \$50 non-refundable application fee, our office would like you to be aware of the following:

1. All persons 18 years and older must sign the lease agreement unless they are approved as a permitted occupant.
2. If approved, a Security Deposit (equal to one month's rent) must be submitted within 48 hours of notification. Our rentals are a first come first serve basis and without a Security Deposit cannot be held for anyone.
3. Tyson Management does not require Renter's Insurance on any of our properties but highly encourages each tenant to obtain it for their possessions.
4. Bankruptcy, foreclosure and/or repossession within the last three (3) years may result in a double security deposit or application disqualification.
5. Felony conviction in the past ten (10) years and/or misdemeanor convictions in the past three (3) years may result in application disqualification

Tyson Management does not offer tenant agency. Our agents will be working for the landlord and representing the interests of the landlord. Our agent must be fair with you and provide you with "material facts" about a property.

This form is a disclosure notice indicating Tyson Management Company will act as a Landlord's Agent only. This is not a contract.

Applicant Name: _____

Date: _____

Applicant Name: _____

Date: _____



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APPLICANT INFORMATION

Full Name _____
 Telephone _____ Date of Birth _____
 SSN _____ Marital Status _____
 Driver's License #/State _____
 Email _____
 Name of Co-Applicant _____

OTHER PERMITTED OCCUPANTS

MEMBER	NAME	BIRTH DATE	RELATIONSHIP	AGE	SSN	STUDENT?
Head						
2						
3						
4						
5						

ANIMALS AND PETS

How many pets? _____
 Type/Breed? _____
 Weight _____
 Age _____

RESIDENTIAL HISTORY

Current Address _____
 Month & Year Moved In _____
 Reason for Leaving _____
 Landlord/Telephone _____

Previous Address (if within 3 years) _____
 Month & Year Moved In _____
 Reason for Leaving _____
 Landlord/Telephone _____

EMERGENCY CONTACT INFORMATION

Name _____
 Relationship _____
 Address _____
 Daytime # _____
 Work # _____

Cell # _____



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EMPLOYMENT INFORMATION

Status:

STUDENT _____ RETIRED _____ UNEMPLOYED _____

FULLTIME _____ PARTTIME _____

Current Employer _____

Address/Telephone _____

Dates of Employment _____

Position _____

Supervisor/Telephone _____

Gross Monthly Income \$ _____

Current Employer _____

Address/Telephone _____

Dates of Employment _____

Position _____

Supervisor/Telephone _____

Gross Monthly Income \$ _____

Additional Monthly Incomes \$ _____

Source _____

BANK AND CREDIT REFERENCES

Bank / City-State-Branch / Account & Type / Telephone

1: _____

2: _____

3: _____

VEHICLES

Total Number of Vehicles (including Company Vehicles): _____

Make/Model/Year/Color/Tag: _____

Make/Model/Year/Color/Tag: _____

Make/Model/Year/Color/Tag: _____



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HAVE YOU OR CO-APPLICANT EVER?

Been sued for non-payment of rent?	YES	/	NO
Been evicted or asked to move out?	YES	/	NO
Broken a Rental Agreement/Lease?	YES	/	NO

Please give any additional information that might help management evaluated your Application:



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SECURITY DEPOSIT

For qualified applicants, rental units are not reserved until the Security Deposit is paid in full. If a Security Deposit is paid and the rental unit is reserved until a Residential Lease Agreement is signed by the qualified applicant, if for any reason the qualified applicant fails to sign the Residential Lease Agreement then said Security Deposit shall be forfeited by the qualified applicant and shall be considered as liquidated damages suffered by the property owner due to the qualified applicant's failure to sign the Residential Lease Agreement. The amount so forfeited shall be determined by the following formula:

$$\begin{array}{rcccl} \# \text{ of days unit reserved beginning} & \times & \text{Amount of Security Deposit} & = & \text{Amount} \\ \text{with date Security Deposit Paid} & & 30 \text{ Days} & & \text{Forfeited} \end{array}$$

Security Deposits, unless otherwise stated, are equal to one month's rent; however we reserve the right to require additional Security Deposit in the case of unsatisfactory credit or other verification. Your application can be denied if your credit history shows unpaid judgments, liens, charge offs repeated late payments or poor landlord references.

I do hereby authorize and give permission for Tyson Management Company to obtain a Credit Report through the local Credit Bureau, to verify landlord, employment and other information provided on this Application in order to process any application. In the event that I vacate the Rental Unit and owe any sums of money in excess of the Security Deposit, I do hereby authorized Tyson Management company to run an additional Credit Report to locate my whereabouts. This information may also be provided to the Property Owner.

I understand this Application WILL NOT be processed without payment of the \$50.00 non-refundable application fee per applicant.

I certify that I am of at least eighteen (18) years of age and that all the information provided on this Application is correct and true to the best of my knowledge.

Signature of Applicant

Signature of Applicant

Print Name _____

Print Name _____

Date _____

Date _____



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TENANT RELEASE AND CONSENT

I/We _____ the undersigned hereby authorize all persons or companies in the categories listed below to release without liability, information regarding employments, criminal history, income and/or assets to Tyson Management Company for the purpose of verifying information on my/our rental unit. This information may also be provided to the owner(s) of the property being leased.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verification and inquiries that may be requested include, but are not limited to personal identity, employment, income and assets, medical or childcare, allowances. I/We understand that this is authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a qualified tenant.

GROUP OR INDIVIDUALS THAT MAY BE ASKED

The groups or individuals that may be asked to release information include but are not limited to: Past and present employers, previous landlords including public housing agencies, support and alimony providers, welfare agencies, state unemployment agencies, Social Security Administration, medical and childcare providers, Veterans Administration, retirement systems, banks and other financial institutions.

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purpose stated above. The original of this authorization is on file and will stay in effect for a 90 day period from the date signed. I/We understand that we have a right to review this file and correct any information that is incorrect.

SIGNATURES

Signature _____

Date _____

Signature _____

Date _____