



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 Co. does not require renter's insurance on any of our properties but we highly encourage 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.

Tyson Management Co. 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 Co. will act as a Landlord's Agent only. This is not a contract.

Applicant Name: _____ *Date:* _____

Applicant Name: _____ *Date:* _____



APPLICANT INFORMATION

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

OTHER PERMITTED OCCUPANTS

NAME	BIRTH DAT	RELATIONSHIP	AGE	SSN	STUDENT?

ANIMAL AND PETS

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

RESIDENTIAL HISTORY

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

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



EMERGENCY CONTACT INFORMATION

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

EMPLOYMENT INFORMATION

Status:

STUDENT _____ RETIRED _____ UNEMPLOYED _____

FULLTIME _____ PARTIME _____

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 & CREDIT REFERENCES

Bank / City-State-Branch / 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: _____



**TYSON
MANAGEMENT
COMPANY**

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 additional information that might help management evaluated your application:



SECURITY DEPOSIT

For qualified applicants, rental units are not reserved until the Security Deposit is paid in full. When the Security Deposit is paid in full then the rental unit is reserved until the qualified applicant signs a Residential Lease Agreement. 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 forfeited shall be determined by the following formula:

$$\begin{array}{l} \# \text{ of days unit reserved beginning} \\ \text{with date Security Deposit paid} \end{array} \quad \times \quad \frac{\text{Amount of Security Deposit}}{30 \text{ Days}} = \begin{array}{l} \text{Amount} \\ \text{Forfeited} \end{array}$$

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, poor landlord reference or if any information given on application proves to be false.

I do hereby authorize and give permission for Tyson Management Co 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 this 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 authorize Tyson Management Co 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 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 _____



EMPLOYMENT VERIFICATION

TO: _____

FROM: TYSON MANAGEMENT COMPANY
2410 Dr. MLK Blvd, New Bern, NC 28562
Tel: (252)-633-5766 Fax: (252)-633-0024

RE: _____

**** I hereby authorize the release of my employment information to Tyson Management Company.

Applicant Signature

Date

Please take note that the above applicant has made application to rent a property managed by Tyson Management Company. We respectfully request that you assist us in qualifying said applicant by taking a moment to fill out the information listed below.

TO BE COMPLETED BY EMPLOYER:

Name of Applicant: _____

Position (Job Title): _____

Date of Hire: _____

Pay Rate: Hourly*: _____ Monthly: _____ Annually: _____

- If hourly, please include the number of hours worked on average per week:

Is There Any Anticipated Change in the Employee's Salary in the Next 12 Months?

Likelihood of Continued Employment (circle one): STRONG AVERAGE POOR

Additional Comments:

COMPLETED BY: _____

DATE: _____



**TYSON
MANAGEMENT
COMPANY**

RENTAL VERIFICATION

TO: _____

FROM: TYSON MANAGEMENT COMPANY
2410 Dr. MLK Blvd, New Bern, NC 28562
Tel: (252)-633-5766 Fax: (252)-633-0024

RE: _____

I hereby authorize the release of my rental history to Tyson Management Company.

Applicant Signature

Date

Please take note that the above applicant has made application to rent a property managed by Tyson Management Company. We respectfully request that you assist us in qualifying said applicant by taking a moment to fill out the information listed below.

TO BE COMPLETED BY PREVIOUS LANDLORD:

Please note if the applicant is a _____ current resident or a _____ past resident

Move-In Date: _____

Lease Ending date: _____

Amount of Rent: _____ # of Late Payments: _____ # of NSF Checks: _____

- Has proper notice been given: _____ Yes _____ No
- Is there currently any past due amount: _____ Yes _____ No
- Has resident complied with all policies: _____ Yes _____ No
- Does the resident keep an animal on the premises: _____ Yes _____ No
- Has animal caused a problem at any time: _____ Yes _____ No
- Have legal proceedings ever been filed: _____ Yes _____ No
- Would you lease to this resident again: _____ Yes _____ No

Additional Comments: _____

SIGNATURE: _____

DATE: _____

PRINTED NAME: _____