



Rental Application

It is our policy at Tyson Management Co. that no person shall be denied the right to lease one of our properties based on applicant's race, color, religion, national origin, sex, age, disability, marital status or familial status.

The Application Process

All information on the application is subject to verification. **Applications will be denied if falsified.** Applicants must meet the requirements of our company guidelines.

- Valid Photo ID: example valid state drivers license, government ID or school ID.
- Each applicant 18 years of age and older must be listed on the application or complete a separate application.
- **All fees are non-refundable once processed.**
- Application fees as follows:
 - **\$50 per financial applicant**
 - **\$50 any persons 18 years old or older in household.**
- Application fees are to be paid in cash, cashier's check, money order and credit card (with 3% fee) at the time you present your application (no exceptions).
- Applications are processed in the order they are received.
- 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.*
- As a representative of the property owner, we must act in their best interests and will choose the best application if more than one has applied.
- Processing will normally take 24 hours; however, it can take longer if a complication arises such as difficulties contacting your past landlords, income references and/or background checks.
- Tyson Management Co. bases its decision to approve an applicant on credit history (minimum credit score acceptable is 600), previous landlord information, background check and employment verification/income.

Qualifications

- **Occupancy History** – Tyson Management Co. verifies rental/ownership history. A positive record of on time payments, leases/mortgage fulfillment, as well as no violations or damages: **NOTE: family members or friends cannot be considered as previous landlord references.**
- **Pets** – All Applicants who are bringing a pet to the rental property must submit a **PHOTO** of their pet(s) and sign a Pet Agreement Addendum before keys can be given to them to move in. All pets need to be less than 25 pounds unless otherwise approved by property owner. List of dogs that are not allowed: Akita, Alaskan Malamute, American Stafford Shire Terrier, Chow Chow, Doberman Pinscher, Great Dane, Pit Bull, Rottweiler, Siberian Husky, Stafford Shire Bull Terrier, Wolf Hybrid or **any mix of these breeds and any animals that has a history of biting. There is a \$300 Non-Refundable Pet Fee for each pet with a limit of two pets (at owners discretion) per rental. Pet Fees must be paid prior to receiving keys to property.**

What can deny your application (or may result in a higher security deposit):

- Lying or falsifying any information you include on your application.
- Still owe a past landlord or property management company.
- Felony within the past 10 years.
- Negative landlord reference
- Bankruptcy

- Foreclosure and/or repossession within the last three (3) years.
- **Credit history** – Applicants must have an acceptable credit score of 600 with no judgements, collections or changes off accounts within the past 12 months. Credit history should positively reflect the applicant’s ability and willingness to make payments as required by the lease. Exceptions may be allowed for medical bills and student loans.
- **Income** – The amount of the monthly rent must not exceed 1/3 of your gross income (before taxes). We require your employer to fill out the Employment Verification sheet in this application, as well as proof of income must be provided. Acceptable forms of income verification may include 3 month worth of pay stubs, a letter from employer on company letterhead, social security, SSI and or most recent W-2 form. For self-employed applicants, certified verification from applicant’s accountant, bank or tax return.
- **Co-Signer(s)** – Owner at his/her discretion can choose too or not to allow a co-signer on the lease in the event the applicant does not meet any one of the qualifications. *The co-signer must meet all requirements as an applicant as well as co-signer will be fully responsible for the lease if the tenant(s) default.*
- **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:***

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

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.

Upon Approval:

- Security deposit paid by secured funds: cash, cashier’s check, MO or credit card (with 3% fee).
- Tenant must sign lease and take possession of the property within two weeks once property is secured by deposit.

Tyson Management Co. chooses rental amounts based on current market conditions and instructions from the property owner. By signing below tenant(s) acknowledge they have read and understand the information shown above.

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

Applicant Signature **Date**

Applicant Signature **Date**

Leasing Agent Signature **Date**



**TYSON
MANAGEMENT
COMPANY**

Rental Application

Property Address:	Move In Date:	Today's Date
Application Fee: \$50 Per Rent Responsible Tenant or 18 year old and older in household for background check:		
Application Fee is Non-Refundable: _____ Cash. _____ MO. _____ Cashier's Check		
Credit Card (with 3% convenience fee charge) _____		
Exp Date _____ CVV Code #: _____ Zip Code: _____		
List Property you are interested in, have you seen the inside and outside of this home? YES. NO		

Applicant Information (if applicant is accepted as a resident, this application will become part of this rental agreement):

Last Name:	First Name	MI	Date of Birth:	Social Security:
License # and State:	Cell Phone:	Email Address:		

Applicant Address (2 years occupancy history is needed)

Present Address:	City:	State:	Zip Code:
How long occupied:	Rent:	Landlord Contact Name and #	Landlord Co. Fax #
Reason for leaving:			
Previous Address:	City:	State:	Zip Code
How long occupied:	Rent	Landlord Contact Name and #	Landlord Co. Fax #
Reason for leaving:			

Applicant Employment Information:

Present Employer	Position	Phone Number	
Employer Address	City	State	Zip Code
Monthly Income:	How Long Been At Job?	Contact Name and #:	

Rental Application (Continued)

Income (Child Support, Retirement, etc. verification is required)

Source:	Amt Per Mth:	Contact Name and #:
Source:	Amt Per Mth:	Contact Name and #:

Additional occupants: (social security number required for anyone 18 years or older)

Name:	Relationship:	Birth Date:	Social Security #:
Name:	Relationship:	Birth Date:	Social Security #:
Name:	Relationship:	Birth Date:	Social Security #:
Name:	Relationship:	Birth Date:	Social Security #:

Pet Fee (\$300 Per Ped Non-Refundable *Restrictions to certain breeds***)**

Type:	Breed:	Weight:	Age:	Pet Name:	Neutered/Spayed or De clawed:
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Emergency Contact (cannot be co-applicant, roommate or spouse)

Name:	Relationship:	Phone Number:
Street Address:	City:	State: Zip Code:

Vehicle Information (Please provide information requested below for all vehicles owned by Tenant renting this property)

Make:	Model:	Year:	Color:	License Plate Number:
Make:	Model:	Year:	Color:	License Plate Number:

Check Yes or No for any items listed below which apply to the Tenant or person(s) living in the household:

BEEN EVICTED OR ASKED TO MOVE:	YES	NO	BROKEN A RENTAL AGREEMENT:	YES	NO
DECLARED BANKRUPTCY:	YES	NO	BEEN SUED FOR RENT:	YES	NO
BEEN SUED FOR PROPERTY DAMAGE:	YES	NO	HAVE A CURRENT JUDGEMENT/LIEN:	YES	NO
BEEN ARRESTED AND CONVICTED OF A CRIME: YES NO. IF YES, WHAT CRIME:					

Rental Application (Continued)

The property for which you have applied may have HOA restrictions. It is your responsibility to be aware and abide by rules of the community in which you choose to live. A copy of the HOA rules will be provided upon lease signing, if you violate any of the HOA rules there maybe a fine incurred at your expense from the Association. Below is a list of common violation items.

- Pet(s) may be allowed to occupy a property.
- Boats, boat trailers, wreckers, RV's, commercial vehicles, work vehicles or any vehicle larger than a pickup truck or standard SUV may not be allowed at the property.
- Tyson Management Co. does not allow trampolines/skateboard ramps. Some HOAs may not allow playground equipment.
- Multiple vehicles may cause parking issues (such as parking on street) and will not be allowed.
- Swimming pools.

If any of these items apply to you, please explain: _____

I hereby submit \$50 for each 18 year old as a **NON-REFUNDABLE Application Fee**. I acknowledge that all information stated on this application is true. I understand that this application is subject to review and approval of Management, and understand that Tyson Management Co. has the sole discretion to decide if I can lease this property. I hereby consent to all Tyson Management Co. through its designated agents and employees, to obtain my credit information, to review my occupancy history, payment history and/or criminal background check as deemed necessary and to verify income stated on this application in order to process my application. No person shall be denied the right to rent based on applicant's race, color, religion, national origin, sex, age, disability, marital status or familial statuses.

I certify that all the information provided on this Application is correct and true to the best of my knowledge.

Applicant Signature **Date**

Tyson Management Co. Representative Signature

Date Application Received



**TYSON
MANAGEMENT
COMPANY**

EMPLOYMENT VERIFICATION

TO: _____

FROM: TYSON MANAGEMENT COMPANY
2410 Dr. MLK Blvd, New Bern, NC. 28563
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 an 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. 28563
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

***If so please explain: _____

Have legal proceedings ever been filed: _____ YES _____ NO

Would you lease to this resident again: _____ YES _____ NO

Additional Comments: _____

Signature: _____ Date: _____

Printed Name: _____