LEASE APPLICATION

It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

If a landlord receives multiple applications, they typically process them in the order they were received, and the first complete application is usually given priority. Once an application is in process (meaning the landlord is actively reviewing it), they can continue to accept and process other applications. If the first application is rejected, the next one in line will be considered. This ensures a fair process and allows landlords to find a suitable tenant promptly

APPLICATION for occupancy of_____ _____ Application submitted to: Agent, Property Manager or its owner(s). Delivery or mail to: Application will be processed upon receipt of paperwork and payment (cash)
Listing (Lease) agent, Peggy Rahe. Phone (937) 361-9599 email: Homes@RaheTeam.com.. Non-refundable fee must be paid before this form is processed of $100 per person cash
over the age of 18 who will occupy this residence. Each resident signs their own application. Only exception over 18 is a student in school under 23 years of age. PROOF may be required.

APPLICATION STATUS CONTACT INFORMATION:

Where do you prefer, we will contact you to communicate status concerning your application?

Cell number: _____ home number: _____ office number: _____

Email: _____ Your Name: _____

2ND occupant: _____ their cell number: _____

How many years do you wish to lease this house? _____ Are you military _____ civilian _____ WPAFB contractor _____

Are you a US citizen? _____ Green Card? _____ Other authorized documentation: _____

If you are not a US Citizen, your employer must vouch for the lease provide Employer contact: and more documentation.

Name _____ phone _____ company _____

If Military your Commanding Officer Name: _____ _____

Commander's phone: _____ email: _____
By submitting this application, I authorize the investigation of related facts and the exchange of reports regarding this application with credit reporting agencies and others. If requested, I will be told the name and address of agencies being used.

INSTRUCTIONS: Filling out a rental application requires providing accurate and comprehensive information, as any false statements or omissions will lead to rejection and loss of fees. FILL OUT ENTIRE APPLICATION TO BE CONSIDERED.

Please submit:

- Pay stubs from last 3 months
- Proof of any child support, SSI, SSD, or other forms of income
- Copy of current driver license
- Good phone numbers for past 3 landlords
- Good phone number for current employer(s)
- If self employed 2 years tax returns (page that shows income)

APPLICANT GENERAL INFORMATION:

First Name: _____Middle Name_____Last Name: _____

Birth date: _____ SS # _____

List all your former names,nickname,married,birth name in full, including Initials used and dates used:

_____

Your Email: _____ (*Your email information is NOT shared*)

Your Phone Numbers: Mobil: _____ Work: _____ Home: _____

DRIVERS LICENSES: State issued _____ *License Number* _____ Exp: _____
Please present your driver's license so we can take a cell phone scan with your application.

TOTAL ANNUAL INCOME Last year: $ _____

CURRENT JOB INCOME $ _____ (Weekly / Monthly / Annual) _____

INCOME - OTHER THAN WORK $ _____ (Weekly / Monthly / Annual) - SOURCES:

_____

How long do you plan to stay at this property? _____

Do you plan to buy a home? ☐ No ☐ Yes, When: _____
Check applicable boxes. For any "Yes" answer, specify the date and provide additional details on the back of this page.
Have you ever been sued for bills? ……. ☐ No ☐ Yes, Date: _____
Have you had a lawsuit against you, ever? …… ☐ No ☐ Yes, Date: _____
Have you ever filed for bankruptcy? …… ☐ No ☐ Yes, Date: _____
Are you planning on filing for bankruptcy? …….. ☐ No ☐ Yes, Date: _____
Have you ever been charged with a felony? ……..… ☐ No ☐ Yes, Date: _____
Have you ever changed your name? …… ☐ No ☐ Yes, Date: _____
Did you do a debt consolidation loan? …….. ☐ No ☐ Yes, Date: _____
Have you ever willfully refused to pay rent when due? …… ☐ No ☐ Yes, Date: _____
Have you ever been convicted for dealing or manufacturing illegal drugs? …… ☐ No ☐ Yes, Date: _____ Have you ever been served an eviction notice or been asked to vacate a property? ☐ No ☐Yes, Date: _____

Name of your attorney _____ Attorney's Phone number: _____

AUTOMOBILES:

#1 Model/Color _____State _____ License Plate #1 _____

Lien Holder _____ City & State _____

#2 Model/Color _____State _____ License Plate #2 _____

Lien Holder _____ City & State _____

Does any occupant smoke? ☐ No ☐ Yes NOTE: this is classified as a **NON-SMOKING PROPERTY of any kind including no Vaping**

MARITAL INFORMATION:

MARITAL STATUS □ Single / □ Married (date) _____ / □ Divorced (date) _____ / □ Separated (date) _____

Current Spouse's Name (first middle & maiden name if wife) _____

RENTAL HISTORY:

If currently living with relatives, then use their address as present address.

YOUR PRESENT ADDRESS: _____ CITY: _____ STATE: ___ ZIP: _____

Current Monthly Rent: $_____ Is present rent up to date? □ Yes □ No

Number of bedrooms rented _____ Reason for leaving current rental: _____

Have you given notice? □ Yes □ No Have you been asked to leave? □ Yes □ No

CURRENT LANDLORD: NAME: _____ ADDR: _____

LANDLORD CITY: _____ STATE: ____ ZIP: _____ LANDLORD'S PHONE NO: _____

Do you pay the following where you currently live - check No or Yes for each:
Gas: □ No □ Yes **Electric:** □ No □ Yes **Water:** □ No □ Yes **Lawn cutting:** □ No □ Yes
Landscape: □ No □ Yes **Trash:** □ No □ Yes

Name and address utilities are in (gas / electric / water): _____

Address: _____ City _____State ___ Zip _____

PAST ADDRESS: _____CITY: _____ STATE: _____ ZIP: _____

PAST LANDLORD: _____ ADDR: _____ CITY: _____ STATE: ____ ZIP: _____

Monthly Rent $ _____ From: _____ To: _____ LANDLORD'S PHONE NUMBER: _____

Why did you leave this address? _____

PAST ADDRESS: _____CITY: _____ STATE: _____ ZIP: _____

PAST LANDLORD: _____ ADDR: _____ CITY: _____ STATE: ____ ZIP: _____

Monthly Rent $ _____ From: _____ To: _____ LANDLORD'S PHONE NUMBER: _____

Why did you leave this address? _____

OCCUPANTS how many people will occupy this property part time or full time? _____

Names & Birthdates of all people who will be residing in this property: (write PT part time next to name if not full time)

1. _____ BIRTHDATE _____
2. _____ BIRTHDATE _____
3. _____ BIRTHDATE _____
4. _____ BIRTHDATE _____
5. _____ BIRTHDATE _____
6. _____ BIRTHDATE _____

EMPLOYMENT:

Your current employer: _____ Address: _____

City State and Zip: _____

Supervisor's Name _____ Supervisor's Phone number _____

Work hour's _____ How long have you been with this employer? _____

What is your continued employment probability with this employer? _____

Previous employer: _____ Address: _____

City State and Zip

_____

Supervisor's Name: _____ _____ Supervisor's Phone number _____

APPLICANTS REFERENCES:

A sibling in OHIO? _____ Relationship: _____

Cell phone: _____ other Phone: _____ _____

Address _____

Other Relative Name _____ Relation _____

Home Phone _____ Work Phone: _____

Address _____

Friend in OHIO: _____ Relation: _____

Phone: _____ email address: _____

Address: _____

Other Non-Relative Name _____Relation _____

_

Phone: _____ email address: _____

Address: _____

Your Mother's Maiden Name: _____Spouse's Mother's Maiden Name _____

Who to notify for emergency: Name _____ Phone: _____ Relation _____

Your doctors name: _____Phone _____

Before move-in

- Upon approval of your application, you will be required to pay the security deposit and the first month's rent in full before you can move into the property.
- Once a lease agreement is signed, all fees become non-refundable, and if you choose not to proceed with renting the property, you may also be held liable for damages, including lost rent and re-rental expenses.

Pet policy

- No pets are permitted to reside or visit this property without prior written owner approval.
- If you currently have or are considering acquiring a pet, you must indicate it on your application by selecting "Yes" for the pet question.
- Harboring an unauthorized pet, including pet sitting, without formal written approval will be considered a breach of this lease agreement and may result in immediate eviction and forfeiture of your security deposit.
- Vicious dog breeds, including mixes of such breeds, are never allowed on the property due to insurance and liability restrictions. Some commonly restricted breeds include Pit Bulls, Rottweilers, German Shepherds, and Doberman Pinschers.

PETS:

Do you have pets ☐ No ☐ Yes

NOTE: PETS are not permitted to visit or live at this property without owner’s written permission.

To Whom It May Concern

UNDERSIGNED APPLICANTS AUTHORIZE ANY PERSON OR FIRM TO RELEASE INFORMATION CONCERNING THEIR CREDIT AND PAYMENT HISTORY UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM, AT ANY TIME.

I hereby authorize Dayton Rental Homes – or their agents, owners or representatives to obtain information concerning my past, current and future credit, rental and employment history, and to answer any questions in the future. I hereby authorize any of the following sources, including but not limited to (1) credit reporting agencies (2) public or privately owned utility companies (3) government housing (4) current and past landlords, employers or creditors to release any said information to the above-named party.

I hereby authorize release of any of the above sources, their officers, agents or employees from any liability for damages of any kind whatsoever, either caused by negligence or not, which may at any time result in a decision not to rent this property now or in the future by reason of compliance with the above-mentioned inquiry, which may include the answering of specific questions and the giving of information concerning my (applicant and co-applicants) present or past record.

Additionally, I give the above party and their agent/owner/lender permission to copy and submit this form as needed for the purpose of processing my rental application, lease, lease option or rent to own and to continue to get information for credit collections when occupying property in the future.

Liability Waiver: The authorization includes a waiver that releases the aforementioned sources and Dayton Rental Homes (including their officers, agents, or employees) from liability for any damages resulting from their compliance with the inquiry, including decisions not to rent the property based on the information obtained. This waiver applies even in cases of negligence

_____ _____:
Applicant Date signed

_____ _____
Applicant's date of birth Applicants social security

Print Your Full Name Here and all names you have used in the past, married nicknames, alias etc:

_____

Authorization for Release of Information

Purpose: Dayton Rental Homes – Rahe Team will use this authorization and the information obtained with it to administer and enforce rules and policies related to the rental property owned and/or managed by the above-named organization.

Authorization: I authorize the above-named organization and its manager/employees or owner to obtain information about me or my family that is pertinent to the rental of property, periodic reviews during the term of the lease, and subsequent to the term, if collection efforts are required for any monies owed pertaining to the rent of this property.

Information collected and covered inquiries may include but are not limited to:

Handicapped assistance expenses
Medical expenses
Childcare expenses
Criminal activity
Credit history
Social security numbers
Residences and rental history
Identity and marital status
Family composition
Employment/income/pensions/assets
Federal/state/tribal/local benefits

Computer Matching Notice & Consent: I agree that the above-named organization may conduct computer matching programs with other governmental agencies including Federal, State, Tribal or any local agencies.
Government agencies include but are not limited to: Police departments, FBI, US Post office personnel management, US Social Security Agencies, State Welfare and Food Stamp agencies and Department of Defense. The match will be used to verify information supplied by the family.

Conditions: I agree that photocopies of this authorization may be used for the purposes stated above. If I do not sign this authorization, I understand I may be denied occupancy of rental property owned and/or managed by Dayton Rental Homes – Rahe Team or their authorized agents.

_____ Applicant

EQUAL HOUSING OPPORTUNITY

_____: Date signed