SINGLE FAMILY RENTAL APPLICATION

Property: [PROPERTY ADDRESS], [CITY WHERE THE RENTAL PROPERTY IS], [STATE] **Landlord / Property Manager:** [LANDLORD] **Application Date:**

This Single-Family Residential Rental Application (this "Application") is submitted by the undersigned applicant (the "Applicant") to **[LANDLORD]** (the "Landlord"), whose address is [LANDLORD ADDRESS], for the purpose of evaluating the Applicant's suitability to lease the single-family residential premises located at [PROPERTY ADDRESS], [CITY WHERE THE RENTAL PROPERTY IS], [STATE] (the "Premises"). The Applicant is applying for a lease term of approximately **12 months**, at a monthly rent of ****, with a desired move-in date of ****.

The Applicant certifies that all information provided herein is true, complete, and accurate to the best of the Applicant's knowledge, and authorizes the Landlord to verify the information as set forth below.

Fair Housing Notice

Equal Housing Opportunity. The Landlord complies with the federal Fair Housing Act, 42 U.S.C. §§3601-3619, and all applicable state and local fair-housing laws. The Landlord does not discriminate on the basis of race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, or disability. The Landlord does not ask about, and will not consider, any protected-class characteristic in evaluating this Application. The Landlord applies its published written screening criteria consistently to all applicants.

1. Applicant Information

- **Full legal name (including aliases in past 7 years):** [APPLICANT NAME]
- **Date of birth:**
- **Telephone:** [PHONE NUMBER]
- **Email:** [EMAIL ADDRESS]
- **SSN / ITIN (last 4 digits only on this form):** XXX-XX-[APPLICANT SSN LAST4] — full SSN/ITIN will be collected separately on the Landlord's secure screening portal, not on this paper Application.

Privacy of sensitive identifiers. The Landlord and its screening agents will handle Social Security numbers, ITINs, driver's license numbers, and dates of birth in accordance with the Gramm-Leach-Bliley Act Safeguards Rule (16 C.F.R. Part 314), applicable state data-privacy laws (including the CCPA/CPRA where applicable), and the Driver's Privacy Protection Act (18 U.S.C. §§2721-2725). Such identifiers will be used solely for identity verification and tenant screening and will be retained only as long as reasonably necessary.

Co-Applicant (Second Adult Applicant), if any

- **Co-applicant full legal name:** [COAPPLICANT NAME]
- **Co-applicant relationship to Applicant:** [COAPPLICANT RELATIONSHIP]
- **Co-applicant phone / email:** [COAPPLICANT PHONE] / [COAPPLICANT EMAIL]
- **Co-applicant DOB:**

Each co-applicant must separately complete and sign this Application. If approved as co-tenants, the Applicant and co-applicant will be jointly and severally liable under the lease.

2. Household Composition

- **Total adult occupants (including Applicant):** 1
- **Minor occupants (under 18):** 0 *(Landlord does not record children's ages or genders — Fair Housing)*
- **Tobacco smoker in household:** No
- **Waterbed or liquid-filled furniture:** No

The Applicant acknowledges that the Premises is a single-family dwelling and that occupancy limits will be governed by the lease and applicable building and housing codes.

3. Residence History (Past 2-5 Years)

Current residence.

- **Current address:** [CURRENT ADDRESS]
- **Years at current address:** 0

Prior residence (if less than 2 years at current).

Second prior residence (if less than 5 years combined).

- **Second prior address:** [PRIOR ADDRESS 2]
- **Landlord / phone:** [PRIOR LANDLORD NAME 2] — [PRIOR LANDLORD PHONE 2]

4. Employment and Income

Current employment.

Prior employer (if under 12 months at current).

- **Prior employer / position:** [PRIOR EMPLOYER NAME] — [PRIOR EMPLOYER POSITION]
- **Months at prior employer:** 0
- **Gross monthly income (all sources):**
- **Income sources:** Wages

Verification documents requested. Applicant will furnish, on request: two (2) most-recent pay stubs; most-recent W-2 or 1099 (or two years of tax returns if self-employed); employer verification letter; and, for non-wage income, three (3) months of bank statements demonstrating deposits.

Active military / SCRA. If the Applicant is an active-duty servicemember, spouse, or dependent, the Applicant is entitled to the early-lease-termination protections of the Servicemembers Civil Relief Act (50 U.S.C. §3955), which cannot be waived in the lease.

5. Vehicles and Pets

- **Number of vehicles:** 0
- **Pets at the Premises:** No

Emotional-support and service animals are NOT pets. Under the federal Fair Housing Act and Section 504 of the Rehabilitation Act, assistance animals (including service animals and emotional-support animals under 24 C.F.R. §5.303) are not "pets" and are not subject to pet restrictions, pet deposits, or pet rent. If the Applicant requires an assistance animal as a reasonable accommodation, the Applicant should submit a separate reasonable-accommodation request; do not list assistance animals in the pet section above. See HUD FHEO-2020-01.

6. Rental and Legal History

- **Prior eviction:** No
- **Bankruptcy in past 7 years:** No

7. Emergency Contact and References

- **Personal reference #2:** [PERSONAL REFERENCE 2]

8. Application Fee and Screening

- **Application fee:** $0.00
- **Screening criteria disclosed before fee collection:** Yes
- **Reusable screening report accepted in lieu of new report:** No

9. FCRA Disclosure and Authorization

Clear and Conspicuous Disclosure (15 U.S.C. §1681b(b)(2)). The Landlord hereby discloses, in a document that consists solely of this disclosure, that it may obtain a consumer report and/or an investigative consumer report on the Applicant for tenancy evaluation, including: credit report; criminal-background report (subject to state/local restrictions above); eviction history; and employment and rental-history verification.

Investigative Consumer Report Notice (15 U.S.C. §1681d). If an investigative consumer report (including personal interviews with references) is requested, the Applicant has the right, upon written request made within a reasonable time, to receive additional disclosures regarding the nature and scope of the investigation.

Written Authorization. The Applicant authorizes the Landlord, its agents, and its tenant-screening vendors (consumer reporting agencies) to obtain the reports identified above and to contact current and former landlords, employers, and personal references. This authorization extends to the Landlord's verification of motor-vehicle records consistent with the Driver's Privacy Protection Act.

Applicant Rights. The Applicant has the right, under FCRA, to dispute the accuracy of any information with the CRA, and to receive a free copy of the report from the CRA within sixty (60) days of any adverse action. A summary of the Applicant's FCRA rights under 15 U.S.C. §1681g(c) ("A Summary of Your Rights Under the Fair Credit Reporting Act") is provided with this Application.

10. Certifications and Acknowledgments

By signing below, the Applicant certifies and agrees that:

1. **Truthfulness.** All information provided is true, complete, and accurate; material misrepresentation is grounds for denial or termination.
2. **Verification.** The Landlord may verify any information and obtain the consumer reports described in Section 9.
3. **No binding lease.** Submission of this Application does not create a lease. A lease is formed only upon execution of a written lease agreement.
4. **Fee disposition.** The application fee is zero and, unless otherwise disclosed, is non-refundable to the extent actually expended on screening.
5. **Screening criteria.** The Applicant has received a copy of the Landlord's written screening criteria.
6. **Notice of decision.** On written request within 60 days, the Landlord shall disclose the nature and scope of any investigation and, if the Application is refused, the reason for refusal.
7. **Privacy.** SSNs, ITINs, DOBs, and ID numbers will be handled consistent with the GLBA Safeguards Rule and applicable state privacy law.

Signatures

Applicant

PRINTED NAME

SIGNATURE

DATE

Co-Applicant

PRINTED NAME

SIGNATURE

DATE

Landlord Acknowledgment of Receipt

The Landlord acknowledges receipt of this Application. **This acknowledgment does not constitute acceptance and does not form a lease.**

Landlord / Property Manager

PRINTED NAME

SIGNATURE

DATE