

APPLE COUNTRY REALTY

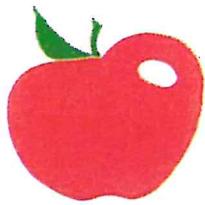
"Your First Friend in Hendersonville"

Apple Country Realty Rental Application Procedures

TO RENT A RESIDENCE MANAGED BY APPLE COUNTRY REALTY YOU MUST:

1. Select a unit from our available list, complete an application, and pay a non-refundable application fee of \$20.00 per applicant or \$40.00 per couple. Each person over 18 who will be living at the rental must fill out an application.
Married couples may complete a joint application.
2. Be prepared to wait up to 48 hours while we process your application, verify your employment or source of income, and housing history. You must have an income of at least twice the monthly rent of the property you are applying for.
3. Meet Apple Country Realty credit requirements. Unacceptable credit may include: collections, judgements, tax liens or unpaid debt.
4. Pay a security deposit in full and sign a lease within 48 hours of application approval. Failure to do so can result in forfeiture of your application.
5. Upon acceptance, Be prepared to pay a non-refundable pet fee of \$200.00 when you sign the lease if the owner requires a fee at your desired rental.
6. Renter's Insurance: Please be aware that your personal property is not covered under the Landlord's insurance policy. You will need to arrange for your own insurance for personal items.

IF YOU SIGN THE LEASE BUT FAIL TO TAKE RESIDENCY, YOU REMAIN
RESPONSIBLE FOR TERMS OF THE EXECUTED LEASE.



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RENTAL APPLICATION

CODE: _____ PROPERTY: _____
OCCUPANCY DATE: _____ LEASE TERM: _____ RENT: _____

PLEASE TELL US ABOUT YOURSELF

FULL NAME: _____
(FIRST) (M.I.) (LAST)

PHONE: () EMAIL: DATE OF BIRTH: _____

SS#: _____ DRIVERS LICENSE#: _____ STATE: _____

NUMBER OF DEPENDENTS: _____ PETS? YES NO NUMBER/TYPE: _____
(CIRCLE ONE)

PLEASE GIVE US YOUR RESIDENCE HISTORY

CURRENT ADDRESS: _____
(STREET) (CITY) (STATE) (ZIP CODE)

MOVE-IN DATE: _____ CURRENT MONTHLY PAYMENT: _____

OWNER/AGENT OF CURRENT ADDRESS: _____ PHONE ()

PREVIOUS ADDRESS:
(if within 3 years) (STREET) (CITY) (STATE) (ZIP CODE)

MOVE IN/OUT DATES FOR PREVIOUS ADDRESS: /
IN DATE (MONTH/YEAR) OUT DATE (MONTH/YEAR)

OWNER/AGENT OF PREVIOUS ADDRESS: _____ PHONE ()

PLEASE GIVE US YOUR EMPLOYMENT INFORMATION

EMPLOYMENT STATUS: FULL-TIME PART-TIME STUDENT RETIRED UNEMPLOYED
(CIRCLE AS APPROPRIATE)

EMPLOYER: _____ EMPLOYMENT DATE: _____

SUPERVISOR: _____ SUPERVISOR PHO ()

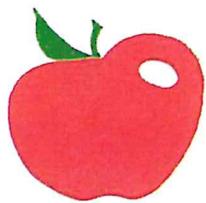
POSITION: _____ SALARY: _____

PREVIOUS EMPLOYER: _____ INCLUSIVE EMPLOYMENT DATES: _____
(if within 6 months) (if applicable)

IF YOU HAVE OTHER SOURCES OF INCOME YOU WOULD LIKE US TO CONSIDER, PLEASE LIST INCOME, SOURCE AND PERSON (BANKER, EMPLOYER, ETC..) WHO WE COULD CONTACT FOR CONFIRMATION. YOU DO NOT HAVE TO REVEAL ALIMONY, CHILD SUPPORT, OR SPOUSES ANNUAL INCOME UNLESS YOU WANT US TO CONSIDER IT IN THE APPLICATION.

MONTHLY AMOUNT: \$ _____ SOURCE: _____

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MONTHLY AMOUNT: \$ _____ SOURCE: _____
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Do you own a waterbed? YES NO (CIRCLE)

Do you smoke? YES NO (CIRCLE)

HAVE YOU EVER:

Filed for Bankruptcy?..... YES NO (CIRCLE)

Been evicted from Tenancy?..... YES NO (CIRCLE)

Been convicted of a felony?..... YES NO (CIRCLE)

Willfully or intentionally refused to pay rent when due?..... YES NO (CIRCLE)

PLEASE ANSWER THE FOLLOWING QUESTIONS TO ASSIST US IN COMPLYING WITH SECTION 504 OF THE REHABILITATION ACT OF 1973 (AS AMENDED):

Do you experience any condition(s) which may limit the enjoyment of this property or associated facilities?..... YES NO (CIRCLE)

If yes, what accomodations might help you? _____

Do you believe your are qualified for a handicap equipped unit?..... YES NO (CIRCLE)

Would you prefer a handicap equipped unit if one is available?..... YES NO (CIRCLE)

Have you or any above listed other occupants ever been convicted of the illegal use, manufacture, or distribution of a controlled substance?..... YES NO (CIRCLE)

If you have lived in this state more than 30 days, your car must be licensed in the state. All vehicles must be registered in the name of an occupant of this property.

APPLICANT REPRESENTS THAT ALL THE ABOVE STATEMENTS ARE TRUE AND COMPLETE AND HEREBY AUTHORIZES VERIFICATION OF SUCH INFORMATION, INCLUDING CREDIT AND CRIMINAL CHECK. FALSE INFORMATION GIVEN ABOVE SHALL BE GROUNDS FOR OWNER/AGENT'S REJECTION OF THE APPLICATION, NON-RETURN OF ANY DEPOSITS OR FEES, TERMINATION OF RIGHT TO OCCUPY, AND IT MAY CONSTITUTE A CRIMINAL OFFENSE UNDER THE LAWS OF THE STATE. WE WILL PROCESS YOUR APPLICATION AS SOON AS POSSIBLE. IF YOU FAIL TO TAKE POSSESSION ON THE AGREED DATE, YOUR DEPOSIT WILL BE FORFEITED. IF YOU MOVE IN ON A DAY OTHER THAN THE FIRST OF THE MONTH, YOUR RENT WILL BE PRORATED ON A 30 DAY BASIS FOR THE NUMBER OF DAYS YOU RESIDE IN THE PROPERTY. WE REQUIRE THE LEASE TO BE SIGNED BY ALL PERSONS AGE 18 AND OVER WHO WILL LIVE IN THE PROPERTY. THE BROKER SHALL CONDUCT ALL HIS BROKERAGE ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, OR FAMILIAL STATUS OF ANY BUYER, PROSPECTIVE BUYER, SELLER OR PROSPECTIVE SELLER.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AUTHORIZE INQUIRIES TO BE MADE TO VERIFY THE STATEMENTS ABOVE. BY SIGNING THIS APPLICATION, I HEREBY AUTHORIZE AND GIVE MY CONSENT FOR FULL AND COMPELTE DISCLOSURE OF THE RECORD OF THE HENDERSONVILLE POLICE DEPARTMENT AND ANY OTHER RECORDS AND STATEMENTS WHEREVER FILED: EMPLOYMENT AND PRE-EMPLOYMENT RECORDS, INCLUDING BACKGROUND REPORTS, COMPLAINTS, OR GRIEVANCES FILED BY OR AGAINST ME. I HAVE READ AND UNDERSTAND APPLE COUNTRY REALTY'S RENTAL APPLICATION PROCEDURES.

PLEASE LOOK THE APPLICATION OVER BEFORE SIGNING THIS STATEMENT.

IF APPLICATION IS APPROVED, I AGREE TO PAY SECURITY DEPOSIT IN FULL AND SIGN A LEASE FOR THE PROPERTY WITHIN 48 BUSINESS HOURS OF APPLICATION APPROVAL. I ACKNOWLEDGE THAT FAILURE TO DO SO MAY RESULT IN FORFEITURE OF LEASE AGREEMENT ON THE ABOVE PROPERTY.

AGENCY DISCLOSURE

When showing you and/or leasing you rental property, Apple Country Realty will be representing the interest of the LANDLORD, as such, Apple Country Realty must work to obtain for the LANDLORD the best price possible. Apple Country Realty must also furnish the Landlord any information obtained from you and any other sources which is material to the transaction or which might influence the LANDLORD'S decision to lease.

APPLICANTS' SIGNATURES: _____ DATE: _____

DATE: _____

APPLICATION FEE PAID DATE: _____ RECEIVED BY: _____