



### Pleasant Townhomes

101-137 Courtright Drive East and 101-146 Wagnalls Court  
Pickerington, OH 43147  
(614) 207-6434

### Rental Application Cover Letter

Thank you for choosing **Pleasant Townhomes!** We take considerable amount of pleasure in providing quality housing to anyone that meets our qualifications. The management is committed to complying with all applicable laws including all Fair Housing Laws and prohibits discrimination based on race, color, national origin, religion, sex, familiar status, disability, age, sexual orientation, gender identity, or status as a student. Below is a list of minimum requirements and qualification that management utilizes to determine the eligibility of each applicant. The information below is provided to give an understanding of the qualifying procedure. **All of the items below are necessary to assure the proper review of the application package.**

1. **Application:** a signed and **fully** completed application for each adult over the age of 18.
2. **Deposits and Fees:** A refundable **\$1,385.00 security/damage deposit.**
3. **Credit Report:** a credit report will be obtained for all applicants from the past 24 months of credit history. Negative credit information will be reviewed as to the age of the account, account type, and the extensiveness of the negative debt (excluding student loans and medical). Outstanding judgments or liens may not be accepted and if accepted will result in an additional security deposit amount equal to or larger than one month’s rent or possible denial. Any “open” bankruptcy is an automatic denial. International applicants may present a valid passport or other valid government identification in lieu of credit reporting and the U.S. International applicant must also complete a Supplement Non-Citizen Application and provide copies of all required documents.
4. **Rental History:** Delinquent rental payments and/or failure to fulfill terms on prior lease are grounds for denial. First time renters may be required an additional deposit. Must have six (6) months verifiable and positive rental history. Roommates must qualify individually in all areas except income.
5. **Employment History:** Current and/or previous employment for six (6) month is required. Additional deposit may be required if employment history is less than six (6) months. Full-time students may have guarantors.
6. **Income Verification:** Applicant(s) must supply management with written verification, two current paycheck stubs, or six (6) months Bank Statements.
7. **Income Requirements:** Applicant(s) must earn three (3) times the amount of the monthly rent.
8. **Identification:** A copy of your current valid driver’s license or state ID card and social security card is required with each applicant.
9. **Maximum Occupancy:** Two (2) people per bedroom. (Exception – a child under 12 month of age)
10. **Electric, Gas, Water, and Trash Service:** Proof of electric, gas, water, and trash service will be required before move-in.
11. **Pet Restrictions:** Two (2) Pets are allowed according to breed (no aggressive breeds). **50 lb. weight limit (full grown).**
  - a. **Pet Deposit:** Variable carpet pet damage deposit dependent on age and condition of existing carpet (refundable if carpet not damaged by pet. \$300 is non-refundable)
12. **Criminal Background Check:** A criminal background check will be done on each applicant. Record of any felony, drug related or violent criminal offenses will be grounds for denial.
13. **Inspection of Current Housing:** A brief inspection of your current housing will be requested in order to insure that you take care of other people’s property. Denial of inspection or evidence of damage above and beyond normal wear and tear will be grounds for denial.
14. **Guarantor:** First time renters, students and retired persons may utilize a guarantor. The guarantor income must be six (6) times their rent/mortgage and the application’s rent amount combined.
15. **Renter Insurance:** A minimum of \$100,000 property liability insurance is required before move in.

\*\*\* The signature below acknowledges that I have read and understand this document and have received a copy. I give permission for management to obtain my credit report and any applicable information in review of my rental application.

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

\_\_\_\_\_ (applicant Initials)



PLEASANT TOWNHOMES RENTAL APPLICATION
APPLICATION FEE: \$40 per adult

The undersigned hereby makes an application to rent townhome located at:

, Pickerington, OH 43147

Anticipated move date of \_\_\_\_\_ at a monthly rent of \$\_\_\_\_\_ and security deposit of \$\_\_\_\_\_.

PLEASE TELL US ABOUT YOURSELF

Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_
Home Phone: \_\_\_\_\_ Social Security #: \_\_\_\_\_
Cell Phone: \_\_\_\_\_ Drivers License #: \_\_\_\_\_
Email Address: \_\_\_\_\_ Do You Smoke Indoors? ( ) Yes ( ) No
Co-Applicant Name: \_\_\_\_\_ Do have a water bed? ( ) Yes ( ) No

DEPENDENTS/OCCUPANT INFORMATION

Name of Dependent/Occupant: \_\_\_\_\_ Birthdate: \_\_\_\_\_
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Name of Dependent/Occupant: \_\_\_\_\_ Birthdate: \_\_\_\_\_
Name of Dependent/Occupant: \_\_\_\_\_ Birthdate: \_\_\_\_\_

PET INFORMATION

List of Pets (Include breed & weight) \_\_\_\_\_
List of Pets (Include breed & weight) \_\_\_\_\_

RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_
Month/Year Moved In \_\_\_\_\_ Reasons for Leaving \_\_\_\_\_ Rent \_\_\_\_\_
Owner/Agent \_\_\_\_\_ Phone ( ) \_\_\_\_\_
Previous Address (previous 3 years) \_\_\_\_\_ Rent \_\_\_\_\_
Owner/Agent \_\_\_\_\_ Phone ( ) \_\_\_\_\_

DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes \_\_\_ No \_\_\_ If Yes, When? \_\_\_
Have you ever been evicted from a residential rental? Yes \_\_\_ No \_\_\_ If Yes, When? \_\_\_
Have you had two or more late rental payments in the past year? Yes \_\_\_ No \_\_\_
Have you ever willfully or intentionally refused to pay rent when due? Yes \_\_\_ No \_\_\_
Have your ever had a home foreclosure? Yes \_\_\_ No \_\_\_ If Yes, When? \_\_\_
Have you ever had a home foreclosure initiated against you? Yes \_\_\_ No \_\_\_ If Yes, When? \_\_\_
Do you currently have accounts in collection? Yes \_\_\_ No \_\_\_

EMPLOYMENT HISTORY

Your Status: \_\_\_ Full Time \_\_\_ Part Time \_\_\_ Student \_\_\_ Unemployed \_\_\_ Retired
Employer \_\_\_\_\_
Dates Employed: From \_\_\_\_\_ To \_\_\_\_\_ Employed as \_\_\_\_\_
Supervisor Name \_\_\_\_\_ Phone ( ) \_\_\_\_\_
(If employed by above less than 12 months, give name and phone of previous employer or school): \_\_\_\_\_

MONTHLY INCOME

Wages: \$ \_\_\_\_\_ Alimony: \$ \_\_\_\_\_
Self Employment: \$ \_\_\_\_\_ Other( ): \$ \_\_\_\_\_
Pension: \$ \_\_\_\_\_ Other( ): \$ \_\_\_\_\_

MONTHLY EXPENSES:





# PLEASANT COMPANY, LTD

## RENTAL VERIFICATION

DATE: \_\_\_\_\_

TO: \_\_\_\_\_

The above referenced applicant has applied with us for a rental home. Please complete the information below and return it to me to the address, fax, or email address above. Your prompt attention to the completion of the following information will be greatly appreciated.

I/We hereby authorize the release of the information requested.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

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Period of Rent:      From:\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_      To:\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Rent per month:      \$\_\_\_\_\_      Utilities included: Yes ( ) No ( )

Account Rated:      Excellent ( )    Good ( )      Fair ( )      Poor ( )

Did the tenant have any pets?      Yes ( )      No ( )

Did pets damage any part of the premises?      Yes ( )      No ( )

Did you have any problems with this tenant?      Yes ( )      No ( )

Did you ever serve the tenant with a "Notice to Leave Premises"?      Yes ( )      No ( )

Did tenant incur late rent payment fees?      Yes ( )      No ( )

    If yes, how many? \_\_\_\_\_

Does the tenant have a past due or open balance?      Yes ( )      No ( )

If you answered yes to any of the above questions, please explain: \_\_\_\_\_

Would you re rent to this tenant?      Yes ( )      No ( )

Signature\_\_\_\_\_ Title\_\_\_\_\_ Date\_\_\_\_\_

Thank you for your prompt attention to our request.

All the best!



# PLEASANT COMPANY, LTD

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## AUTHORIZATION REQUEST

To Whom It May Concern:

I hereby authorize you to release to Pleasant Company, LTD for verification purposes, information concerning:

1. Employment, dates, title, income, hours worked, etc.
2. Banking and Savings account(s) of record.
3. Mortgage loan rating; (opening date, high credit, payment amount, loan balance and payment record).
4. Rental history; (term of lease, payment history, problems and/or any derogatory information).

Also, I hereby authorize utility service to be established in my name and agree to pay for such service.

This information is for the confidential use of Pleasant Company LTD. A photographic or carbon copy of this authorization (being a photographic or carbon copy of the signature(s) of the undersigned), may be deemed to be the equivalent and may be used as a duplicate original.

Your prompt response and cooperation to this request is greatly appreciated.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Social Security Number