



BROWNSTONE
properties, inc.

3720 Old Forest Road, Lynchburg, Virginia 24501

Phone: 434-385-1025

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www.brownstoneproperties.com

APPLICATION FOR LEASE

Please Fill In All Information Completely Otherwise Application Decision Can Be delayed.

This Property will be shown and made available to all persons without regard to race, color, creed, religion, national origin, sex, familial status, handicap, elderliness, sexual orientation, gender identity, status as a veteran and source of income in compliance with all applicable federal and state and local fair housing laws and regulations.

ALL PERSONS OVER THE AGE OF 18 WHO WILL RESIDE IN THE PROPERTY MUST COMPLETE AN APPLICATION.

Date of Application: _____

Property Address: _____

REQUESTED MOVE IN DATE: _____

(Future units can be held up until the 15th of the month available-Vacant units are not held more than two weeks from date of deposit)

AVAILABLE DATES SHOWN MAY REQUIRE ADDITIONAL TIME FOR CLEANING AND/OR MAINTENANCE.

	Applicant #1	Applicant #2
Full Name		
E-mail Address		
SSN/ITIN #		
Date of Birth		
Driver's License or ID #		
State Issued		
Cell Phone #		
Home Phone #		
Work Phone #		
Current Address		
City, State & Zip		
Length at Address		
Landlord or Mortgage Company		
Landlord Phone #		
Monthly Rent	\$	\$



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	Applicant #1	Applicant #2
Previous Address		
City, State & Zip		
Length at Address		
Landlord or Mortgage Company		
Landlord Phone #		
Monthly Rent	\$	\$
Current Employer		
Position		
Salary/Rate	\$ Week, Month, Year	\$ Week, Month, Year
Hours Per Week		
Length of Employment		
Supervisor's Name & Phone #		
Previous Employer		
Position		
Salary/Rate	\$ Week, Month, Year	\$ Week, Month, Year
Hours Per Week		
Length of Employment		
Supervisor's Name & Phone #		
Additional Income	\$	\$
Source of Income		

3. **DEPENDENTS:** Dependents only (under 18 years old) All others must be listed as an Applicant.

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____



4. IF YOU ARE PRESENTLY IN THE ARMED SERVICES:

	Applicant #1	Applicant #2
Rank		
Serial Number		
Outfit		
Telephone		

5. VEHICLE INFORMATION:

	Applicant #1	Applicant #2	Other
Make			
Model			
License Plate			
Monthly Payment (if applicable)	\$	\$	\$

6. **PETS:** Pets will be permitted with written permission only and on a case by case basis. Some properties offered for rent do not accept pets and management reserves the right to decline a pet. When accepted, a **NON-REFUNDABLE PET FEE OF \$250** must be paid prior to move-in. There will also be an **ADDITIONAL \$25 MONTHLY RENTAL CHARGE**. Please ask if you have any questions regarding pets. Any applicant under 25 years of age or a full-time student will not be permitted to have pets at ANY property. Service animals such as Seeing Eye dogs are not considered pets but still must be listed on application and separate paperwork may be required. Please submit a picture of your pet for approval.

	Pet 1		Pet 2	
Type	DOG	CAT	DOG	CAT
Breed				
Age				
Weight				
Color				
Name				

7. BANK OR SAVINGS ACCOUNTS:

	Applicant #1	Applicant #2
Bank Name		
Address		
Checking Account #		
Savings Account #		



8. GENERAL QUESTIONS:

A. Check if any applicant owns:

Camper Motorcycle Boat Commercial Truck Trailer RV

B. Will any person named above require a visual smoke detector for the deaf or hearing impaired? YES _____ NO _____

9. IN CASE OF EMERGENCY NOTIFY (must be someone other than applicants):

	Applicant #1	Applicant #2
Name		
Address City, State, Zip		
Phone #		
Relationship		

10. **CRIMINAL HISTORY:** Has any Applicant ever been convicted of, pleaded guilty to, or entered a plea of no contest to any felony or to any misdemeanor for a crime that involved harm to any other person or property? If the answer is Yes, please give the details, including the specific offense(s), date(s), sentence(s) and jurisdictions(s) in which the offense(s) occurred, as well as any information on the status of any current probation.

Applicant #1 ___ Yes ___ No	Applicant #2 ___ Yes ___ No

11. RENTAL AND CREDIT HISTORY:

A. Reason for leaving current residence:

Applicant #1	Applicant #2

B. Has any Applicant ever been rejected for tenancy?

Applicant #1 ___ Yes ___ No	Applicant #2 ___ Yes ___ No
If Yes, please explain	If Yes, please explain



C. Has any Applicant ever refused to pay rent when due, been a defendant in an unlawful detainer action or eviction, or otherwise been sued by a landlord for matters related to a tenancy? If so, please give details, and the status of any pending actions:

Applicant #1 ___ Yes ___ No	Applicant #2 ___ Yes ___ No
If Yes, please explain:	If Yes, please explain:

D. Have you ever filed for bankruptcy?

Applicant #1 ___ Yes ___ No	Applicant #2 ___ Yes ___ No
Date Dismissed: _____	Date Dismissed: _____

12. **REFERENCES:** Please give the name and phone numbers of three references:

Name: _____	Phone Number: _____
Name: _____	Phone Number: _____
Name: _____	Phone Number: _____

13. **HOW DID YOU HEAR ABOUT BROWNSTONE PROPERTIES, INC?**

___ Referral (Name) _____

___ Newspaper ___ Internet ___ Billboard

___ Publication/Other (please list) _____

14. **DISCLOSURE OF BROKERAGE RELATIONSHIP:** Landlord and Applicant confirm that in connection with the transaction contemplated by this Application, Brownstone Properties, Inc. has acted and represents the Landlord as Landlord’s agent. Landlord and Tenant also confirm that the disclosure of and consent to the brokerage relationships described below were made prior to the time the offer to lease was made by Tenant and delivered to Landlord.

15. **APPLICANT INVESTIGATION:** Applicant should exercise whatever due diligence Applicant deems necessary with respect to information on the Dwelling unit, including limitation, mold, lead-based paint, pests or insects, and any sexual offenders registered under Chapter 23 (sec. 19.2-387 et seq.) of Title 19. Information regarding registered sex offenders may be obtained by contacting your local police department of the Department of State Police, Central Records Exchange at (804) 674-2000 or www.vsp.state.va.us. Upon Applicant’s request, Landlord will provide Applicant with a copy of the Lease Agreement for review.



16. **OBLIGATION TO ENTER INTO LEASE AGREEMENT/DAMAGES:** Upon application by Applicant, approval of Application, inspection of property (if current tenant) and the payment of the Security Deposit, Agent will remove the unit from the available rental list. Units are not removed from the list and are still made available to other applicants until all three/four conditions have been met. Rental units will not be held off the market for more than two weeks. **If this Application is approved and the Security Deposit has been paid, and Applicant and/or Guarantor (if required), fails to execute a lease agreement in substantially the form of Landlord’s standard lease agreement, Applicant agrees to pay Landlord’s actual expenses and damages up to the full amount of the security deposit.** Agent reserves the right to make all appropriate deductions from the deposit to recover Landlord’s actual damages and expenses as provided in Section 55.1.1203 of the Virginia Residential Landlord Tenant Act (“VRLTA”).

A non-refundable application fee in the amount of \$20.00 for one Applicant or \$30.00 if Applicant and Co-Applicant are married must accompany this Application.

The Applicant hereby certifies that the information contained in this Application for Lease is true and correct to the best of Applicant’s knowledge and belief. Applicant(s) hereby authorizes Brownstone Properties, Inc. to conduct a credit check on Applicant(s) and an appropriate background check to verify information provided herein by Applicant(s) for approval or rejection of this Application. We have read the terms and conditions of this Application for Lease. We understand this is a binding Contract separate and apart from the Lease Agreement.

As provided by the Virginia Privacy Act of 1976, anyone who is requested to provide personal information about him/her must be informed whether he/she is legally required to provide such information or whether he/she may refuse to supply the information requested. The information that you are asked to provide regarding your income and its sources, as well as your family composition, is used to determine whether you meet eligibility standards. You are not legally required to provide the information requested; however, if you do not provide the information requested, it will not be possible to determine your eligibility for housing in this development, and further processing of your application shall cease. It is possible that information provided by you will be revealed to others for the purpose of confirmation, but any information so supplied is subject to the safeguards of the Virginia Privacy Protection Act.

Applicant #1 Signature Date

Applicant #2 Signature Date

LISTING BROKER TO VERIFY APPLICANT’S IDENTIFICATION: TYPE OF IDENTIFICATION

