



Moore Property Solutions

www.moorepropertysolutions.com • 2901 Richmond Rd., STE: 130-182, Lexington, KY 40509 • 859.904.9871

Application, Process & Information

Application Process

1. Everyone over the age of 18, fill out and return the signed application to help@moorepropertiesolutions.com
2. Moore Property Solutions will notify you of your Application status within 3 days.
3. If application is accepted, applicants above the age of 18 will receive an email with instructions on how to pay for and complete the background check process. The background checks cost \$30. These fees will not be refunded for any reason.
4. If approved, applicant will pay first month's rent and deposit(s).
5. Every adult 18 years of age and older will sign the lease.
6. A walk-through of the house and final paperwork will be signed the day you receive a key.

Application Information

APPLYING DOES NOT AUTOMATICALLY MAKE A LEASE

This application, even if it is accepted, will not be considered a lease. A lease agreement will be made when an application, credit and background check is approved, all fees, deposits and advance rent are paid. Credit reports may be obtained before and during the lease term to ensure payment of rent, costs, fees and charges owed.

Information Provided Will NOT be shared

The information in this application or obtained during the process will not be shared or sold with anyone. Landlord(s) have permission to use information to make a decision of approval for the application.

We Are Committed to Equal Housing

Landlord(s) are committed to providing equal housing rights and will not discriminate against race, color, religion, national origin, sex, handicap, family status, or any other protected status.

Reason for Denial

If for some reason an application is denied, Landlord will provide a basis for denial when requested.

Falsification of Application

If there is any discovered falsification the application will be automatically denied and or revoked. If the application is denied and or revoked, Landlord has the right to hold all deposits and fees paid.

Deposit(s)

Security and pet deposits must be paid separately by cash, cashier's check, and or money order.

Resident Selection Criteria

1. **Age**-applicants must be 18 years of age or older. Unless minor can prove emancipation.
2. **Credit**-a credit report will be run on all applicants. Verified income plus credit reports will determine eligibility. If an applicant has experienced, collections, charge-off, repossession, delinquency and or bankruptcies they may be automatically denied.
3. **Income**-Gross income of the applicant must exceed three times the rent. Other sources of verified income may be considered, including child support, grants, pensions, GI benefits, disability, trust funds, social security and savings accounts.
4. **Employment**-If applicant is in the process of a new position and cannot provide paystubs, the applicant's employer must write a "letter of intent" to prove employment.

5. **Self-employment, Retired or Unemployed**-Applicant must provide previous year's income tax return and last two bank statement. Seasonal employment will also need to be proven by providing the prior year's tax returns.
6. **Criminal History**-Any applicant 18 years of age or older, or emancipated minor, will be subject to a background check. If a felony committed within the last six years is found, or a conviction of a sex or terrorist-related crime, application will be automatically denied.
7. **Housing History**-If an applicant has an outstanding debt to previous landlord, an outstanding NSF check, a breach in a prior lease, prior eviction, in the process of eviction, or more than one late payment, applicant will be automatically denied.
8. **Animals**-No more than two animals per home will be allowed. Pet fees and deposits must be paid or face eviction. Animals will at no times be a nuisance to neighbors.

Rental Application for (Property Address): _____

Moore Property Solutions, Phone: 859-904-9871, email: help@moorepropertysolutions.com

Instructions: Each occupant, over 18 years old, must fill out a separate application and pay background fee.

Legal Name (Last) _____ (First) _____ (Middle) _____

Soc. Sec. # _____ Date of Birth _____ Gender: _____

Driver's License # _____ State _____ Exp date: _____

Email Address _____ Mobile Phone, (____) _____ - _____

Work Phone (____) _____ - _____

Current Housing:

Address _____ City _____ State _____ Zip _____

Landlord: _____ Phone: (____) _____ - _____ Rent/month: \$ _____

How Long There: _____ Reason for Moving: _____

What utilities did you pay (i.e. gas, water, electric, etc.)? _____

Previous Housing, if less than two years.

Address: _____ City _____ State _____

Landlord: _____ Phone: (____) _____ - _____ Rent: \$ _____

How Long There: _____ Reason for Moving: _____

Do you presently owe any rent or other money to another landlord or have you been sued for rent or damages to a rental property? Yes ___ No ___ If yes explain: _____

Current Employment

Employer: _____ Address: _____

Occupation: _____ Supervisor: _____

How Long? _____ Phone: (____) _____ - _____ Hourly wage/Gross Income: _____

Previous Employer: _____ Address: _____

Occupation: _____ Supervisor: _____

How Long? _____ Phone: (____) _____ - _____ Hourly wage/Gross Income: _____

Other Occupants that will be living with you?

Name: _____ Date of Birth: _____ Age: _____

Total Number of Occupants? _____ Adults? _____ Children? _____

Emergency Contacts

Name: _____ Address: _____

Phone: _____ Relationship: _____ Length Known: _____

Name: _____ Address: _____

Phone: _____ Relationship: _____ Length Known: _____

Credit Information

Bank Name: _____ Address: _____

Checking Account: _____ Savings Account: _____

Credit Card: _____ Balance Due: _____

Credit Card: _____ Balance Due: _____

Auto Loan Payment: _____ Balance Due: _____

Auto Loan Payment: _____ Balance Due: _____

Vehicles that will be on the Premises (Only two are permitted at some properties.)

| | Make | Model | Year | License # | State | Color |
|----|-------|-------|-------|-----------|-------|-------|
| 1. | _____ | _____ | _____ | _____ | _____ | _____ |
| 2. | _____ | _____ | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ | _____ | _____ |

General Information

Have you ever had any judgments, creditors or other legal proceeding against you? ____
Explain, if yes: _____

Have you or any of the occupants ever been evicted or asked to leave from an apartment or dwelling? _____ Explain, if yes: _____

Have you ever been in bankruptcy? _____ Explain, if yes: _____

Have you ever been convicted of a crime? ____ Explain, if yes: _____

When we do our background checks is there anything you would like to explain before we do? _____

How long do you plan on living at this address? _____

When would you like to move in? _____

Have you been a party or a part of a lawsuit in the past? _____ If yes, please explain:

How did you hear about this apartment or house? _____

How many pets do you have and list type, breed, approximate weight? _____

Does anyone who will be living at the residence smoke? _____

Why are you moving from your previous Address? _____

Application Agreement

I hereby verify that the information I have given is correct and accurate to the best of my knowledge and any misrepresentation of material facts will make the lease null and void, and the resident will be responsible for damages.

I hereby grant the Lessor, or his agent, permission to contact any reference mentioned above or credit check for the purpose of verifying pertinent information.

It is understood by the undersigned that this application is preliminary and involves no obligation on the part of the Lessor to approve or to deliver occupancy of the proposed property.

It is understood that the application fee collected is used for processing application and back ground or credit check(s) and will not be returned in the event of denial or inability to move in.

The applicant(s) agree to pay in advance a full deposit which is equal to one month's rent as a full deposit to reserve the above named property. In the event that the rental application is rejected by the owner for any reason, the full deposit will be refunded, and neither party shall have obtained any legal rights or obligations hereby. It is further agreed that this reservation may be cancelled and the full deposit refunded without interest at applicant's option for any reason whatsoever within the first 72 hours (3 days). Thereupon, both parties shall be released from any further obligations or responsibilities each to the other here under. If the reservation is cancelled after 72 hours (3 days) by applicant(s), all monies are nonrefundable and rent will be pro-rated from the day the apartment is removed from the market. In addition, it is understood that a nonrefundable application fee of \$40.00 is required.

Applicants Signature:

_____ Date: _____ Phone: (____) _____ - _____