



**TYRE PROPERTY
MANAGEMENT, LLC.**

308-A Greenville Blvd
Greenville, North Carolina 27858
(252) 758-4663

Rental Application Policies

Tyre Property Management LLC. has established application policies that all prospective applicants for a property will be treated equally. Tyre Property Management LLC. is committed to complying with all applicable fair housing laws and does not discriminate on the basis of race, color, religion, national origin, sex, age, marital status, familial status, handicap, military status, sexual orientation, source of income or order of protection status.

Please return a completed application for each adult (over 18) who will be living at the property along with:

- a processing fee of \$30.00, in CASH or CERTIFIED FUNDS, per applicant.

Houses are rented in "AS IS" condition, except as noted on your application. Please be sure to let us know of any condition which would keep you from taking the house "AS IS."

A valid email address is REQUIRED to complete the background check. You will be sent an email requesting authorization to release your background information to Tyre Property Management LLC. You must respond to this email for the application and credit report for the application process to continue.

Please read the attached rental agreement before signing the application. It is not necessary to return this copy of the rental agreement.

Please read the following policies. If you feel you meet the guidelines, we encourage you to submit your application. Applications will be processed in order received. An incomplete application will not be processed.

GENERAL REQUIREMENTS

1. Valid government issued photo identification required.
2. A complete and accurate application with phone numbers. Incomplete applications will be returned.
3. Each applicant will be required to qualify individually.
4. Applicant must be able to enter a legal and binding contract.
5. Incomplete, inaccurate or falsified information will be grounds for denial.
6. Any applicant currently using illegal drugs or reporting a conviction for the illegal manufacture or distribution of a controlled substance will be denied.
7. Any individual who may constitute a direct threat to the health and safety of an individual, the complex, neighborhood or the property of others will be denied.
8. The denial of one applicant will result in the denial of the entire application.
9. In order to qualify as a co-signer, they must fully meet all areas of the criteria and must have a minimum monthly income of five times the stated rent.

INCOME REQUIREMENTS

1. Gross monthly household income must equal 2 1/2 times the stated monthly rent. If monthly income does not equal 2 1/2 times the stated monthly rent, a qualified cosigner will be required.
2. A current paycheck stub from your employer will be required. Verifiable income or liquid assets equal to three times the total annual rent will be required for unemployed applicants. (Verifiable income may mean, but is not limited to: bank accounts, spousal support/child support, trust accounts, Social Security, unemployment, welfare, grants/loans) Your most recent employment and current employment should be of reasonable length of time and you should be able to demonstrate stability in your employment history. Self-employed applicants will be required to show proof of income through copies of their previous years tax return.
3. A guarantor may be requested, at our discretion, if the applicant is a full-time student, recently independent individual, or has non-garnishable wages. The guarantor must be in good standing with his or her credit, must demonstrate stable current employment with verifiable income And must have available assets in the state of North Carolina. Identity must be verifiable by a state or federal issued form of identification which must include a photograph.
4. Application will be denied if the legal source of income cannot be verified.

RENTAL REQUIREMENTS

1. One year of verifiable rental or mortgage history from my current third-party required. Home ownership is verified through the county tax assessor. Mortgages currently reflecting a past due balance will require an additional security deposit equal to one month's rent. Home-ownership negotiated to a sales contract is verified through the contract holder.
2. Verification of current and past residences include: length of residency, rental amount, payment history, the absence or presence of complaints, the condition of the property upon vacating, the cost of damages incurred, and history of proper notice given regarding the intent to move. A stable rental history is expected of all applicants.
3. Eviction free rental history is required.
4. Rental history reflecting past due rent or an outstanding balance will be denied.
5. If a landlord gives a negative reference or refuses to give a reference, the application will be denied.
6. Three (3) or more NSF checks within a period of one year will result in a denial.
7. Rental history demonstrating noise or other documented complaints will result in a denial when the landlord would not re-rent.

CREDIT REQUIREMENTS

A credit history showing no negative reports is required. A negative report is considered any non-medical item 60 days past due or greater, collections, repossessions, liens, judgments or garnishments. A full credit history is prepared on each applicant and guarantor(s). All applicants and/or guarantor(s) are required to have a minimum credit score of 600. Additionally, the application may not be excepted if the applicant has filed for bankruptcy or with debtors court within the last two (2) years. ALL QUESTIONS REGARDING YOUR CREDIT HISTORY SHOULD BE DIRECTED TO THE CREDIT BUREAU.

CRIMINAL

Upon receipt of the rental applications and screening fee, Tyre Property Management LLC. will conduct a search of public records through Transunion to determine whether the applicant or any proposed tenant has been convicted of, plead guilty to or no-contest to, any crime.

1. A conviction, guilty plea or no-contest plea, ever for: any felony involving serious injury, kidnapping, death, arson, rape, sex crimes and/or child sex crimes, extensive property damage or drug related offenses (sale, manufacture, delivery or possession) A/Felony burglary or class A/Felony robbery; or
2. A conviction, guilty plea or no-contest plea, where the date of disposition, release or parole have occurred within the last seven years for: any other felony charges; or
3. A conviction, guilty plea or no-contest plea, for the date of disposition, release or parole have occurred within the last seven years for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex-related, drug-related (sale, manufacture, delivery or possession) property damage or weapons charge; or
4. A conviction, guilty plea or no-contest plea, for the date of disposition, release for parole have occurred within the last three years for: any class B or C misdemeanor in the above categories or any misdemeanors in the above categories or any misdemeanors involving criminal trespass, theft, dishonesty, prostitution shall be grounds for denial of the rental application. Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the application process will be completed. Units will not be held awaiting resolution a pending charges.

Once the application process is begun, the application fee is **non-refundable**. Any potential problems should be discussed with office personnel when you submit your application. Complete and accurate information will facilitate rapid processing of your application. Any false or omitted information on the application will be considered immediate grounds for rejection of the application. We reserve the right to reject an application for any reason other than race, color, creed, gender, sexual orientation, familial status, religion or national origin.



**TYRE PROPERTY
MANAGEMENT, LLC.**

Tyre Property Management, LLC.
(252) 758-4663 (Office)
(252) 565-8981 (Fax)

Rental Application

I am submitting this application for the following property _____

If my application is approved, I wish to move in: As soon as possible (or) On this date: _____

How did you hear about us? Sign in yard Print Ad Internet Friend Other: _____

ABOUT YOU

Full Legal Name _____ Former/Maiden _____

Date of Birth ____ / ____ / ____ Marital Status Single Married (to) _____

Social Security # ____ - ____ - ____ Driver's License # _____ State _____

Cell Phone (____) _____ Work Phone (____) _____

Email _____

Is there a co-applicant? Yes No If yes, each co-applicant must submit a separate application.

Will there be a co-signer? Yes No If yes, co-signer must also submit a co-signer agreement

LIST OF OTHER PERSONS WHO WILL OCCUPY RESIDENCE

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

CURRENT AND PREVIOUS ADDRESS

Current Address _____ City _____ State _____ Zip _____

Own or Rent Own Rent If renting, date lease will expire ____ / ____ / ____

Move in date ____ / ____ / ____ Move out date ____ / ____ / ____

Length of lease _____ Monthly rent \$ _____ Ever refuse to pay rent? Yes No

Reason for leaving _____

Landlord/Owner Name _____ Phone (____) _____

Landlord/Owner Address _____ City _____ State _____ Zip _____

_____ Applicant Initials

Tyre Property Management, LLC. does not discriminate against persons on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin. We are an Equal Housing Opportunity provider.

Previous Address _____ City _____ State _____ Zip _____

Own or Rent Own Rent If renting, date lease will expire _____ / _____ / _____

Move in date _____ / _____ / _____ Move out date _____ / _____ / _____

Length of lease _____ Monthly rent \$ _____ Ever refuse to pay rent? Yes No

Reason for leaving _____

Landlord/Owner Name _____ Phone (_____) _____

Landlord/Owner Address _____ City _____ State _____ Zip _____

EMPLOYMENT INFORMATION

Your current employment status is Work full time Work part time Student full time Retired Not employed

Current or Most Recent Employer _____

Address _____ City _____ State _____ Zip _____

Supervisor Name _____ Phone (_____) _____

Employed from _____ / _____ / _____ to _____ / _____ / _____ Position _____

Gross Monthly Income \$ _____ Left on own Fired/Laid off Other _____

Previous Employer or Second Job _____

Address _____ City _____ State _____ Zip _____

Supervisor Name _____ Phone (_____) _____

Employed from _____ / _____ / _____ to _____ / _____ / _____ Position _____

Gross Monthly Income \$ _____ Left on own Fired/Laid off Other _____

OTHER SOURCES OF INCOME TO BE CONSIDERED

Source _____ Amount \$ _____ Per _____ Contact Name/Number _____

Source _____ Amount \$ _____ Per _____ Contact Name/Number _____

VEHICLES TO BE PARKED ON THE PROPERTY (cars, trucks, motorcycles, boats, company vehicles)

	Type	Year	Make	Model	License/State	Monthly Payment
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____	_____

All vehicles must be operational and must not be parked in the grass. Additionally, no more than two vehicles per property will be allowed (boats must be parked on the street or in a storage facility). I confirm my understanding of this fact.

PET INFORMATION

	Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Shots Current?
1.	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2.	_____	_____	_____	_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

Unless otherwise stated, only 2 animals per property are permitted. A separate, non-refundable pet fee per animal applies.

_____ Applicant Initials

Tyre Property Management, LLC. does not discriminate against persons on the basis of race, color, sex, religion, handicap, familial status, sexual orientation or national origin. We are an Equal Housing Opportunity provider.

PERSONAL REFERENCES (Must not be related to the applicant.)

List Name, Address, City, State, Zip and Phone for each reference

- 1. _____
- 2. _____
- 3. _____

EMERGENCY CONTACT

Name _____ Relationship _____
Cell Phone (____) _____ Work Phone (____) _____ Home Phone (____) _____
Address _____ City _____ State _____ Zip _____
Other important info _____

APPLICANT QUESTIONS

Does anyone who will occupy the property smoke? Yes No
Applicant agrees to purchase and maintain renter's insurance? Yes No

Has applicant ever: (Provide explanation for any 'Yes' answer)

- Been evicted or asked to move out by an agent/owner? Yes No _____
- Breached a lease or rental agreement? Yes No _____
- Willfully and intentionally failed to pay rent when due? Yes No _____
- Been sued for non-payment of rent? Yes No _____
- Been sued for damage to rental property? Yes No _____
- Filed for bankruptcy? Yes No _____
- Lost property in a foreclosure? Yes No _____
- Had any credit problems, slow pace or delinquencies? Yes No _____
- Been convicted of a crime? Yes No _____
- Is any occupant a registered sex offender? Yes No _____
- Are there any criminal matters pending against any occupant? Yes No _____
- Any additional information applicant once considered? Yes No _____

Notice of Agents Right to Continue to Show the Property: Unless agent and applicant enter into a separate written agreement otherwise, the property remains on the market until a lease is signed by all parties and agent may continue to show the property to other prospective tenant and accept another offer.

Privacy Policy: Agent will keep all information contained here in private and will only share the information with the owner/landlord of the property for which applicant is seeking to lease.

Agency Disclosure for Residential Rentals: Relative to our residential management accounts and the renting or leasing of those properties, Tyre Property Management LLC. is the agent of the property owners and/or landlords as our clients.

AUTHORIZATIONS AND RELEASE

I hereby apply to rent the above described property for the term and upon the conditions above set forth. I agree that the rent is to be payable on the first day of each month, in advance. As an inducement to the owner of the property and to the agent to accept this application, I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, it is justification for denial of rental or eviction. I have read the Agent's application procedures and selection process attached to this application.

I understand that Tyre Property Management LLC. and the owner of the property, will work diligently to process my application as soon as possible, and will reply under normal circumstances in no more than five (5) working days. If my application is approved, I understand that I have 48 hours to submit the required security deposit in the form of a Bank issued Cashier's Check or Money Order for the property.

I also consent and give authorization to Agent, and/or owner of the property at any time before, during and for 2 years after any tenancy, to

1. Obtain a copy of my credit report;
2. Obtain a criminal and legal background check related to me and any occupant; and
3. Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

I hereby waive any and all legal rights of action for any consequence resulting from inquires of any information provided in this application. I certify that only those persons listed on this application will occupy the dwelling, if approved for occupancy.

Keys will be furnished only after completed lease and other rental documents have been properly executed by all parties and only after full month's rent, security, and pet fees have been paid. This application is preliminary only and does not obligate Tyre Property Management LLC. and/or the owner of the property, to execute a lease or deliver possession of the proposed property. Tyre Property Management LLC. and/or the owner of the property, has the option of rejecting or nullifying this application for rental by returning to me any paid security deposit, at which time Tyre Property Management LLC. and/or the owner of the property, and I shall be released from all further obligations or liabilities toward each other. It is understood that all application fees are absolutely non-refundable and I understand that passing any pre-qualification process does not guarantee that my application will be accepted.

I understand that all of the credit/background information and my tenancy is subject to owner and/or the agents being completely satisfied in every respect as to my credit and background information.

Applicant's Signature

Date

THE ATTACHED SHEET MUST BE SIGNED BY APPLICANT OR APPLICATION WILL BE CONSIDERED INCOMPLETE!



TYRE PROPERTY MANAGEMENT, LLC.

Authorization to Release Information Related to a Residential Rental Applicant

I, _____ (Applicant), have submitted an application to rent a property
located at _____ (address, city, state, zip)

The Agent, Broker or Owner's representative is

Tyre Property Management LLC.
308-A Greenville Blvd
Greenville, NC 27858

By signing below, I hereby give my permission:

1. to my current and former employers to release any information about my employment history and income history to the above-name person;
2. to my current and former landlords to release any information about my rental history to the above named person;
3. to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
4. to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
5. to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information, including a criminal background check, about me.

Applicant's Signature

Date