TLEC Services LLC

• PO Box 111421, Nashville, TN 37222 • Tel: 615-519-9522 • Fax: 615-250-9405 • Web: www.tennrent.com • Email: info@tennrent.com

THERE IS A $40 NON-REFUNDABLE APPLICATION FEE PER APPLICANT

Property Address Applied:_____

How did you find out about us?:_____

Who did you first talk to about a rental?:_____

When do you want to move in?:_____

First Name_____ Last Name_____ MI_____

Social Security #_____ Drivers License #_____ State_____

Birth date (MM/DD/YY)_____/_____/_____ Cell Phone #_____

Spouse First Name_____ Last Name_____ MI_____

Social Security #_____ Drivers License #_____ State_____

Birth date (MM/DD/YY)_____/_____/_____ Cell Phone #_____

Current Address_____ Apt_____

City_____ State_____ Zip Code_____

Home Phone #_____ Email Address_____

Current Landlord or Apartment Name_____ Phone #_____

Current Rent $_____ Date Moved In_____ Date Lease Ends_____

Reason For Moving_____

Is Landlord a Family Member ☐ Yes ☐ No Have you Given Notice to Vacate ☐ Yes ☐ No

Previous Address_____ Apt_____

City_____ State_____ Zip Code_____

Previous Landlord or Apartment Name_____ Phone #_____

Previous Rent $_____ Date Moved In_____ Date Moved Out_____

Previous Address_____ Apt_____

City_____ State_____ Zip Code_____

Previous Landlord or Apartment Name_____ Phone #_____

Previous Rent $_____ Date Moved In_____ Date Moved Out_____

Current Employer_____ Work Phone_____

Position_____ Monthly Income_____ Date Started_____/_____/_____

Supervisor Name_____ Supervisor Phone #_____

Previous Employer_____ Work Phone_____

Position_____ Monthly Income_____ Supervisor Name_____

Date Started_____/_____/_____ Date Ended_____/_____/_____

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Spouse Employer_____Work Phone_____
Position_____Monthly Income_____Date Started_____/_____/_____
Supervisor Name_____Supervisor Phone #_____

Spouse Previous Employer_____Work Phone_____
Position_____Monthly Income_____Supervisor Name_____
Date Started_____/_____/_____ Date Ended_____/_____/_____

Do you have any other monthly or regular income? If so how much and where from?_____

Are any of the occupants currently filing or in a bankruptcy?_____Have any of the occupants ever filed bankruptcy?_____
If so, has it been discharged or dismissed?_____If so, when?_____

Have any of the occupants ever broken a property lease?_____If yes, when and why?_____

Have any of the occupants ever been evicted?_____Is anyone currently being evicted?_____
Have any of the occupants ever been convicted of a crime?_____If so when and what crime?_____

Do any of the occupants have pets?_____If yes what type, breed and age?_____
Do any of the occupants smoke?_____
How many vehicles do each of the occupants own?_____
Make/model/vehicle license #_____
Make/model/vehicle license #_____

Please list all of the occupants for the home (ages) _____( ), _____( ),
_____( ), _____( ), _____( ),

In case of emergency, who would you like us to contact?
Name_____Address_____Relationship_____
Home Phone_____Business Phone_____Cell Phone_____

Providing false information in this application is grounds for rejection of this application. A NON-REFUNDABLE APPLICATION FEE in the amount of $40.00 is hereby tendered by the Applicant to Landlord. The undersigned represents that the above statements are true and complete and hereby authorizes verification of said information. APPLICANT AUTHORIZES LANDLORD AND/OR LANDLORDS AGENT TO OBTAIN A COPY OF APPLICANTS CREDIT REPORT, VERIFY RENTAL HISTORY, CRIMINAL HISTORY, EMPLOYMENT HISTORY, AND OBTAIN OTHER INFORMATION RELATED TO THIS APPLICATION.

Signature of Applicant_____ Date_____

Signature of Applicant_____ Date_____

Management Representative_____ Date_____

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Statement of Rental Policy

Application: The application fee is $40.00 per application. All occupants 18 or older must complete a separate application. If you are married you may use one application. We will verify your rental history, your employment history, credit and criminal history. Monthly income must be at least 3 times the rent. Applications must be filled out completely. If you are breaking your lease, being or been evicted, owe another rental property money or provide false information you may be rejected. Disclosure of the credit report is legal obligation of the credit bureau. Applications can be mailed to TLEC Services, ATTN: Rental APP, P.O. Box 111421 Nashville, TN 37222, if not completed at the time of showing. Checks should be made out to **TLEC Services**. **You will need to provide a copy of your driver's license and a current pay stub**.

Approval: After you have been approved you will need to make an appointment to sign your lease and pay the deposit within 72 hours. **The deposit & first full months rent will need to be in the form of a money order or cashiers check.** No deposit will be waived. **The deposit shall be non-refundable once received by TLEC. until lease is fulfilled. IF THE APPLICANT HAS NOT SIGNED A LEASE, BUT A DEPOSIT HAS BEEN PAID TO HOLD A UNIT AND THE APPLICANT CANCELS, THE DEPOSIT SHALL BE USED TO PAY A CANCELLATION FEE EQUAL TO THE AMOUNT OF THE DEPOSIT.** You will also need to begin changing the utilities into your name for the start of the lease. No keys are given until lease starts and rents/deposits have been paid in full.

Pets: Only a few of our properties allow pets. The non refundable pet fee is $300.00. All pets must be pre-approved through management before they are brought to the property. No pet under the age of six months allowed. Exotic animals are not allowed. We do not allow pets to visit even temporarily. If we find a pet at the property without a pet agreement you will be charged a $300.00 non refundable pet fee plus $10.00 a day until the pet is removed.

Rent Information: Rent is always due on the 1st of the month. The late fee of 10% of your current balance will be applied on the 5th and due immediately. Weekends and holidays do not delay or excuse Tenant's obligation to pay rent timely. If rent is paid before the 1st of the month, it will be deposited on the next business day of the month unless you notify us in writing that you would like it to be held until the 1st of the month. No funds will be held after the 1st day of the month. If you are paying late rent after the 10th of the month you must submit payment in the form of a money order or cashier's check. No personal checks accepted. The returned check charge is $25.00 plus all initial and additional late fees. Please make all rents payable to: **TLEC Services** and mail them to: **P.O. BOX 111421 Nashville, TN 37222**.

Parking: Only 2 vehicles (no boats/trailers or RV's) per property are allowed on the majority of our properties. All vehicles need to have current tags and must be operable at all times. Please park in your driveway or garage.

Vacating: You must provide 30 day written notice, provide a forwarding address and return all keys. Carpets will be professionally steamed cleaned by at time of move out which will be taken from your deposit.

Our company does not allow any activity that may be a nuisance, offensive, noisy or dangerous. We will not tolerate any illegal or unlawful activity or any other activity that will obstruct, interfere with or infringe on the rights of the persons near the property. If you experience any of these activities please call the appropriate authorities or management.

By signing this rental policy you agree to the above stated information.

_____ _____
Applicant Date

_____ _____
Applicant Date

_____ _____
Management Representative Date