

APPLICATION TO RENT

☐ Each adult (18 or older) must fill out a separate application

Mail Completed Application to: Woodland Apartment Management 51 Woodland Dr., Suite 0 Bristol Vermont 05443		If you'd like to drop off the application, Contact us by phone or email for instructions. Email Completed Applications to woodlandvt@gmail.com		Contact Us: www.woodlandapartmentsvt.com 802-578-4779	
Apartment applying for: ____ Woodland Drive, APT #____ Bristol, Vermont 05443		Monthly Rental Amount: \$_____ Security Deposit: \$_____		Date You'd like to acquire rental: ____/____/____	
First	Middle	Last	Birth Date	Social Security #	Driver's License #
Any Other Names You've Used in the Past			Home Phone		Cell Phone
All Other Proposed Occupants				Birth Date	Relationship To Applicant

RENTAL/RESIDENCE HISTORY

	Current Residence	Previous Residence	Prior Residence
Street Address			
City			
State & Zip			
Last Rent Amount Paid			
Owner/Manager			
and Phone Number			
Reason for leaving			
Is/Was rent paid in full?			
Did you give notice?			
Were you asked to move?			
Name(s) in which your utilities are now billed:			
	From/To	From/To	From/To
Dates of Residency			

EMPLOYMENT HISTORY

	Current Employment	Previous Employment	Prior Employment
Employed By			
Address			
Employer's Phone			
Occupation			
Name of Supervisor			
Monthly Gross Pay			
	From/To	From/To	From/To
Dates of Employment			

CREDIT HISTORY

	Bank/Institution Name	Balance On Deposit or Balance Owed
Savings Account		
Checking Account		
Credit Card		
Auto Loan		

VEHICLES (Include vehicles belonging to other proposed occupants also)

Make	Model	Color	Year	License Plate

REFERENCES & EMERGENCY CONTACTS

	Reference # 1	Reference # 2	Nearest Relative Living Elsewhere
Name			
Street Address			
City			
State & Zip			
Phone Number			

GENERAL INFORMATION

Have you ever been served a late rent notice?		Do any of the people who would be living in the apartment smoke?		How long do you think you would be renting from us?	
Have you ever filed for bankruptcy? If so, when?			When would you be able to move in?		Have you ever been convicted of a felony?
Have you ever been served an eviction notice? If so, when?			How many pets do you have (list Type, Breed, approx. Weight & Age)?		
Have you had any reoccurring problems with your current apartment or landlord? If yes, please explain:					
Why are you moving from your current address?					
List any verifiable sources and amounts of income you wish to have considered (optional):					
If you were to run into financial difficulty in the future and couldn't come up with the money to pay the rent, do you know someone that would loan you the money? If so, provide the person's name, address, & phone # so that we can use them as a reference for you.					
Have you been a party to a lawsuit in the past? If yes, please explain why:					
We may run a credit check and a criminal background check. Is there anything negative we will find that you want to comment on?					
How did you hear about this apartment?			Do you have an e-mail address we can reach you at?		
Do you know of anybody else looking for an apartment? Please provide their name and number. If you refer a friend and you each end up renting separate apartments from us then we will pay you a referral reward.					

Agreement & Authorization Signature

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: _____

Date: _____

SIGNATURES AND RELEASE INFORMATION

Please read the following prior to signing this Rental Application.

I warrant that the information supplied is true and correct, and that I am at least 18 years of age.

I hereby authorize Tom Sawyer Development LLC ("Lessor") and its designee, Mr. Landlord.com, Box 6442, Virginia Beach, VA 23467 - (888) 274-4640, and its designated agents and representatives (individually and together (Mr. Landlord.com)), to conduct a comprehensive background check that includes any one or all of the following: Consumer and/or business credit report, past employment and tenancy, criminal, drug, and driving records. I understand that one or more of the above-referenced checks may require additional written authorizations and consents, and I hereby agree to provide all such further authorizations and consents.

I am aware that the background reports I consent to have prepared may include Information obtained from a variety of sources, including but not limited to government agencies, national credit report agencies, and other sources. I am aware that if I choose, I may obtain a complete disclosure of the nature and scope of any report prepared about me. If I make a written request to Mr. Landlord.com, within a reasonable time after I execute this authorization.

I also authorize and request every person, firm, company, corporation, governmental agency, court, law enforcement office, and any other entity having control or possession of any information pertaining to me or my background to furnish same to Mr. Landlord.com.

By this authorization, I hereby forever release, discharge, exonerate, hold harmless and indemnify Lessor, Mr. Landlord.com, and their affiliates, employees, representatives, agents, and subcontractors, and any other person, entity, organization or institution furnishing information to them, from any and all liabilities of every nature and kind, including but not limited to claims for libel, slander, invasion of privacy, related tort claims, misuse of the information obtained, and any other claim or cause of action arising out of the furnishing, inspection or copying of any documents, files, records, and other information, or the investigation made by or on behalf of Lessor or Mr. Landlord.com, unless such release is determined to violate the public policy of the state or federal district in which this contract is executed, and in that event this release will be permitted to the maximum extent allowed by the governing law. I understand that a photocopy, facsimile or scanned copy of this signed document shall be considered as valid as an original.

I have been informed that my credit will be used to evaluate my qualifications as a potential tenant. Any Information derived from credit reports or other sources will be kept confidential and not revealed by any outside party.

I hereby acknowledge that false information given in this Rental Application may constitute grounds for rejection of this application and termination of your lease.

I hereby acknowledge that incomplete Rental Applications will be rejected.

I authorize listed references, including employers and financial Institutions, release information to Lessor {Landlord}.

I, the undersigned Applicant's, have read and agree to all provisions of this Rental Application.

Signature: _____

Clearly Printed Name: _____ Date: _____

Current Address: _____

APPLICANT CHECK LIST

- ☐ Is your application completed fully? ☐ Neat and readable? Applications that are not filled out fully will not be processed.
- ☐ Include copies of your last two pay stubs or other income verification. You DO NOT need to include full bank account numbers or any bank statements if there are pay stub or other income verification available.
- ☐ Include CLEAR copies of back & front of license or state identification.
- ☐ Include CLEAR copies of valid car insurance card and car registration.
- ☐ Contact your references such as your employer and past landlords: Ask them if they can be contacted by TSDLLC regarding your apartment application. Make sure you have the correct contact person and phone number so that your potential landlord can easily obtain the information needed to quickly process your application.
- ☐ Double check all names, addresses, and phone numbers are correct.
- ☐ Each tenant who is 18 and older must fill out an application.
- ☐ If you have no rental history or a low credit score, sometimes we may, in few cases, consider a co-signer. Your co-signer fills out the "Guarantor Application." The Guarantor must live/own a home in Vermont. They must have a credit score of 650 or above and clean credit.
- ☐ Call/text us with any questions: Jamie 802-578-4779 or email
- ☐ woodlandvt@gmail.com Send completed Applications to:
- Via Mail: Woodland Management
 Attn: Jamie Clark, Property Manager
 51 Woodland Drive Suite 0
 Bristol Vermont 05443
- ☐ Look to the future: as a good tenant of TSDLLC by paying your rent on time, communicating repair needs, being a good neighbor, and being neat and tidy; you will have us to use as a solid reference for employers and landlords where ever you go!