



Rebhan & Associates

Property Management
6000 Fairview Road Suite 104
Charlotte, NC 28210
704-927-8675

Guarantor Application Procedures

We appreciate your interest in the available home for lease with WRRR-PM. Applications must be completed in their entirety and all specified items and any requested items returned. Guarantor Applications must be delivered in the same package as the corresponding Rental Application(s).

For Guarantor Applications Submit:

- Guarantor Application
- Most recent Pay Stubs (3)
- \$50.00 per Guarantor, payable by:

Check or Money Order to WRRR-PM OR completed Payment Form
(Applications with missing items will not be processed)

Delivery

In-Person/Mail:

WRRR-PM
6000 Fairview Road, Ste 110
Charlotte, NC 28210

WRRR-PM
123-D Trade Court
 Mooresville, NC 28117

Fax:

WRRR-PM
* Include Pay Form*
Fax: 888-738-2123

WRRR-PM performs a background examination. Our standards are on the last page of the Application Packet.

Leases are granted on a first-approved application basis. WRRR-PM will process your application and notify the Tenant Applicant if they/you qualify to lease the desired property. Allow 3 business days before checking the status of your Application. WRRR-PM does not guarantee the availability of any property, will not reserve or hold a property, and will not disclose the existence of other applications.

If approved, you will sign your lease in our office.

REQUIREMENTS TO SIGN A LEASE:

- Security Deposit – certified check/money order
- 1st FULL Month's Rent – certified check/money order
- Identification Documents
- Binder/Declaration Page for Renter's Insurance for specified Property

Note: This Property will remain available until a lease is signed.



Initials: _____



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Guarantor Application

One Application per Guarantor Required.

Full Name _____ Gender(circle) M / F

First Middle Last

Property _____		
Street Address _____		
City _____	State _____	ZIP _____

Applicant's Name(s):

Relation to Applicant(s):

Current Personal Address

Street Address _____ Unit _____

City _____ State _____ ZIP _____

Occupied From ____ / ____ / ____ To ____ / ____ / ____

Contact Information

Home _____ Cell _____ E-Mail(s) _____

Personal Information

Date of Birth ____ / ____ / ____

Social Security Number ____ - ____ - ____

Employment

1. Company _____ Supervisor _____

Street Address _____ Unit _____

City _____ State _____ ZIP _____

Phone _____ Fax _____ Email _____

Employer Website _____

Current Employer (circle) Y / N Start Date ____ / ____ / ____ End Date ____ / ____ / ____



Initials: _____



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I hereby apply to be a Guarantor (a non-resident Lessee) for a Lease regarding the Property and Applicants above. I affirm that all information provided herein and supplied to WRRRA-PM is accurate and I have completed the requested information in its entirety, without error or omission. I have included at least my 3 most recent pay stubs. If there is any additional information I deem necessary to be known by my potential Landlord I have included or attached it to my application and noted the attachment on the Application. I have initialed each page of this rental application.

Signed

Date

I Authorize WEICHERT, REALTORS® Rebhan & Associates Property Management (WRRRA-PM) to perform an examination of my background, including but not limited to: credit screening, criminal background search, employment verification, income verification, and previous rental history verification. I understand that the information I provide in this Rental Application may be verified by multiple and any means necessary including a credit and background examination. All information provided or discovered may be shared with the Owner(s) or Owner's designees of the Property I am applying for.

Signed

Date

We Appreciate Your Interest



Initials: _____

Application Fee Payment Form

One Form per Applicant or Married Couple




WRRRA-PM (Application Fee)

Account ID: RT15567

Resident Information:

Name: _____
Address: _____
Address Cont.: _____
City, State, Zip: _____
Phone #: _____
E-mail: _____
By adding your email address you are sent a receipt for each transaction that occurs. Email addresses are only used for receipt and notifications. We will not sell your information to a third party or send spam to your email account.

Credit Card Transactions:


Card Types:   

Cardholder Name: _____
Credit Card #: _____
Exp. Date: _____
Security Code: _____
Billing Address: _____
City, State, Zip: _____
Phone #: _____

Convenience Fee for VISA/MC:
\$3.00

Convenience Fee for Discover:
\$3.00

Checking/Savings Account Transaction:



Name on check: _____
Bank Name: _____
Routing #: _____ (nine digits)
Account #: _____

What are you making a payment for?

Application Fee: \$ _____
***\$50.00 per Adult/Applicant or Married Couple**
***One Form per Adult/Applicant or Married Couple**

Sub Total: \$ _____

Convenience Fee: \$ _____
REQUIRED: \$3.00 for Credit/Debit or \$0.00 for Checking/Savings

Grand Total: \$ _____

Authorization:

By signing this payment form I agree to the charges above. I understand that I am responsible to pay for the transaction as detailed above (whether credit card or checking/savings account.) I understand that each transaction that is initiated is subject to a convenience fee and that convenience is clearly labeled above.

Checking/Savings account transactions that are returned due to non-sufficient funds carry a \$25.00 NSF fee and will be automatically debited from your account.

Authorizing Signature: _____
Date: _____



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BackgroundSCREENING

Rental Criteria - Applicant

Credit History

Denial of Application

Bankruptcy: a bankruptcy that is less than 7 years old

Foreclosure: a record of a foreclosure of a previously owned home in the last 7 years

Legal Items: any legal items against the applicant that are less than 7 years old (lawsuits)

Outstanding Debt: more than \$5,000 outstanding past due debt (*excluding medical debt*)

Collections Count: more than 5 collections (*excluding medical collections*)

Landlord/Utility Collection: one or more landlord or utility collection in the last 7 years

Credit Score: credit score is below 600*

No Credit History

***Conditional Acceptance with Double Security Deposit or Guarantor**

Credit Score: credit score is between 550 and 600

Criminal History

Denial of Application

Felonies: felonies in the last 7 years

Misdemeanors: most misdemeanors in the last 7 years (excluding traffic violations)

Sex offender: registered sex offender (no time limit)

Eviction History

Denial of Application

Evictions: any eviction record in the last 7 years

Maximum Allowable Rent

Maximum Allowable Rent Ratio: 33%

Identification Verification

Denial of Application

Mismatch: Information, such as name, on the application is different than on his/her ID

BackgroundSCREENING

Rental Criteria - Guarantor

Credit History

Denial of Application

Bankruptcy: a bankruptcy that is less than 7 years old

Foreclosure: a record of a foreclosure of a previously owned home in the last 7 years

Legal Items: any legal items against the applicant that are less than 7 years old (lawsuits)

Outstanding Debt: more than \$5,000 outstanding past due debt (*excluding medical debt*)

Collections Count: more than 5 collections (*excluding medical collections*)

Landlord/Utility Collection: one or more landlord or utility collection in the last 7 years

Credit Score: credit score is below 700*

***Conditional Acceptance with Double Security Deposit**

Credit Score: credit score is between 650 and 700

*The above criteria is without exception and additional in-depth rules and criteria also apply

*Any adverse result given to an applicant for a financial test may be overridden with a qualified guarantor.

*Failure to complete the Application or provide information will result in denial of the Application.