



43205



807 E. Broad Street Columbus, Oh

p. 614-228-6700

f. 614-228-1617

Email: info@beaconman.com

Website: www.beaconman.com

Rental Qualifications

- *A completed application for each resident 18 years of age or older.
- *Two forms of identification must be shown (one must be a photo ID, either a valid driver's license or state ID, and the other must be a social security card or verification of social security number).
- *You cannot have more than one eviction. Some exceptions may be made but you must provide information that allows us to check the specifics. If you do have an eviction on your credit, it cannot be within the past 12 months and you may be required to pay first and last month's rent in addition to the security deposit. You may also be required to have a qualified cosigner.
- *Rental history must be verifiable from unbiased sources. If no rental history is available you may be required to pay first and last month's rent in addition to the security deposit. You may also be required to have a qualified cosigner.
- *You cannot owe a previous landlord for damages or back rent.
- *Poor references from previous landlords may result in denial of your application.
- *Your income must be verifiable and approximately four times the rental amount for a single family home; three times the rental amount for anything other than a single family home (i.e.: Doubles, Apartments, Townhomes, Condos, etc.).
- * Your current employment must be at least 6 months or continuation in field of employment.
- * Section 8 voucher holders must provide a copy of their current 'Family HAP & Rent Calculation Form' when submitting their application. Any Section 8 voucher holder with no income must show proof that they can afford to pay utilities.
- *Arrests or convictions for any offense which is arguably relevant to your ability to abide by the terms of your lease, respect the rights and quiet enjoyment of others, respect the property of others, and remain in compliance with all laws and regulations during the term of your tenancy, may result in the denial of your application. Offenses which may result in the denial of your application include, but are not limited to: assault, rape, disorderly conduct, sex-related offenses, failure to obey lawful commands, menacing, criminal damaging, soliciting, theft, receiving stolen property, possession of controlled substances, trafficking in controlled substances, any similar drug-related offenses, or any other offense against person or property.
- *Poor credit record may result in denial of your application.
- *Providing false information is grounds for denial.

Application Fees and Approval Process:

Single- \$35.00 ~ Couple- \$60.00 ~ Roommates- \$35.00 each ~ Co-signer- \$25.00

The application fees are non-refundable under any circumstances. Application fees cover handling and the cost of processing through FABCO. No application can be processed until it has been paid. Submitting an application will not guarantee that the unit for which you are applying will be held for you. In order to find the most qualified tenant for a property, management reserves the right to screen a number of applicants for the same property before making a decision. Once your application has been approved, you will be notified via telephone. Once you have been notified of your approval, you will be given 48 hours to provide the required deposit on the property you have applied for. If after 48 hours a deposit has not been received, we will then contact the next approved applicant on this property.

I understand and accept the terms of the application process:

 Print Name

 Signature

 Date



Rental History:

Present Address: _____
Address Street Name Apt # City State Zip

Lease Dates: From _____ To _____

Landlord Name: _____ Landlord Phone: (____) _____ - _____

Landlord Address: _____

Reason for leaving: _____

Previous Address: _____
Address Street Name Apt # City State Zip

Lease Dates: From _____ To _____

Landlord Name: _____ Landlord Phone: (____) _____ - _____

Landlord Address: _____

Reason for leaving: _____

Employment / Income History:

Present Employer: _____ Hire Dates: From _____ To _____

Employer Address: _____
Address Street Name Apt # City State Zip

Employer Phone Number: (____) _____ - _____ Supervisor Name: _____

Hours Worked Per Week: _____ Monthly Gross Income: _____

Previous Employer: _____ Hire Dates: From _____ To _____

Employer Address: _____
Address Street Name Apt # City State Zip

Employer Phone Number: (____) _____ - _____ Supervisor Name: _____

Hours Worked Per Week: _____ Monthly Gross Income: _____

Will anyone that will be living in the property receive any other source of income? _____. If "Yes", what source? (For example: Pension, Social Security, SSI, ADC, Section 8, etc.) _____

Name person(s) receiving above stated income: _____ Amount received per month: \$ _____



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Upon signing and submitting this application I understand the following:

- *I understand that Beacon Property Management & Realty, Inc. reserves the right to screen a number of applicants for the same property in order to find the best possible tenant before making any decisions.
- *I understand that an approved application will only be held active for 30 days from the date of approval.
- *I understand that I grant permission to Beacon Property Management & Realty Inc., to verify that the information which I have provided is true.
- *I understand that any and all information that is received will be kept confidential, except in the event that I default on my rental agreement, whereby all information given will be turned over for collection.
- *I understand that this application does not constitute any oral or written agreements on the part of Beacon Property Management & Realty, Inc.
- * I understand that by disclosing that I have an animal on this application, I am not guaranteed its approval and/or its addition to the lease.
- *I understand that, should I be approved for a specific home, I will be given 48 hours to submit the required deposit, in full, to Beacon Property Management to secure the property for me. I also understand that if I do not provide the deposit within the 48 hour timeframe, Beacon Property Management will then contact the next approved applicant on this property.
- * I understand that should my application be denied, Beacon Property Management will send a letter via mail of their decision to the current address I have provided on this application.
- *I understand that my application fee that accompanies this application is non-refundable and under any circumstance will an application fee ever be refunded or waived.

By signing this form below, I understand and accept the terms when submitting this application.

Print Name

Date

Applicant Signature

Print Name

Date

Applicant Signature



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Email: info@beaconman.com

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RE: Columbia Gas

American Electric Power

City of Columbus Electric

Date: _____

Dear Sir or Madam:

Beacon Property Management & Realty, Inc. has discussed the possibility of leasing one of our homes with _____, SS# _____. The utilities to this home will be the family's responsibility, so we are required to obtain verification that this utility can be placed in the above applicant's name. Please review this information below and respond accordingly. Thank you for your assistance in this matter.

(Print your name)

Beacon Representative

I, _____, give this utility company permission to provide pertinent information (written and/or verbal) to Beacon Property Management & Realty, Inc. concerning my ability to secure this utility service in my name.

(Print your name)

Applicant Signature

Date

UTILITY COMPANY RESPONSE ONLY:

_____ Yes _____ No

Remarks:



representative

Date



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.
AGENT(S) *BROKERAGE*

The seller will be represented by _____, and _____.
AGENT(S) *BROKERAGE*

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____.

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. If such a relationship does exist, explain: _____.
- represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT *DATE*

SELLER/LANDLORD *DATE*

BUYER/TENANT *DATE*

SELLER/LANDLORD *DATE*

