



SMUCKER TEAM REALTY



**EQUAL HOUSING
OPPORTUNITY**

Pre-Qualification Requirements

Before submitting your application, please review the list below of qualifications and requirements that need to be met for you to be considered for an available property listed with Smucker Team Realty.

Rental Qualifications:

- 1.) A completed application for EACH person 18 years of age or older who will be residing in the property must be complete in its entirety. Incomplete applications will not be processed. Falsified information may cancel an application.
- 2.) An applicant must have verifiable and sufficient income to meet monthly expenses. Rent should not exceed one-third of your monthly income. (Example: To qualify for a \$500 a month rental, your verifiable monthly income would need to be \$1500).
- 3.) Rental history must be verifiable from unbiased sources. If no rental history is available you may be required to have a qualified cosigner. (Not all rental units will accept a cosigner.)
- 4.) 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.

Required Information and/or Documents Needed Before Turning Application In:

1. Completed Rental Application
2. Copy of Driver's License/State ID
3. Copy of one month's pay stubs, W-2, tax return or bank statements
4. Copy of any assistance payments (SSI/SSD, Pension, etc....)

The application process usually takes one to three business days to complete. Some may take longer depending on the volume of applications being processed at a given time. 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. Applications will not be processed until all required information has been received. Once your application has been approved, you will be contacted by our office. Approved applications are only kept on file for three to six months.

By signing this form below, I understand and accept the terms of this notice.

Applicant Signature

Date

2662 CLEVELAND RD
WOOSTER, OH 44691
HOME: 330-263-1580
FAX: 330-264-6089
smuckertrealty@gmail.com



Rental Unit Applying for: _____

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Applicant Information

First Name _____ Middle _____ Last _____

Other Names Used in Last 10 Years _____

Phone _____ Email _____

Birthdate _____ Social Security # _____

Driver's License # _____ State _____ Expiration _____

License Plate # _____

Vehicle Make _____ Model _____ Year _____ Color _____

Number of Pets _____ Type(s) _____ Breed(s) _____

Number of Occupants _____ (including yourself) *Please list all occupants below

Occupants Name _____ Age _____ Relationship _____

Rental/Residential History Information

Present Address _____ Rental Amount _____

City/State/Zip _____ Length of Tenancy _____

Landlord's Name _____ Phone _____

Reason for Moving _____

Previous Address _____ Rental Amount _____

City/State/Zip _____ Length of Tenancy _____

Landlord's Name _____ Phone _____

Reason for Moving _____

Credit References (any current monthly bills)

1. _____ Monthly Payment _____

2. _____ Monthly Payment _____

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Rental Application



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Employment Information

Current Employer _____ Position _____ How long _____

Address _____ Phone _____ Supervisor _____

Monthly Income _____ Full or Part Time _____

Previous Employer _____ Position _____ How long _____

Address _____ Phone _____ Supervisor _____

Monthly Income _____ Full or Part Time _____

Other Income (Ex:SSI/SSD/Pension/Metro): _____

Emergency Contact (Someone not in your current household)

First Name _____ Last Name _____ Phone # _____

Address _____ State _____ Zip Code _____

Additional Questions

- Has each prospective occupant that is 18 years of age and over submitted an application? _____
- Have you ever been convicted of a felony? _____ County/State: _____
- Have you ever filed bankruptcy? _____
- Have you ever refused to pay rent for any reason? _____
- Has an eviction action ever been started against you? _____

I CERTIFY that the answers given are true and complete to the best of my knowledge. I hereby authorize investigation of all statements contained in this application for tenant screening to arrive at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for my misrepresentations made above.

Applicant Signature

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Smucker Team Realty Inc.

TENANT RELEASE AND CONSENT FORM

I, _____, the undersigned hereby authorize Smucker Team Realty Inc., to obtain information about me from my employer, current and previous landlords, and any other information needed regarding my rental application.

CONDITIONS

I agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay on file. I understand that this authorization will be used to obtain any information about me pertaining to my eligibility as a prospective tenant.

Print Name

Current Address (Street)

Date of Birth

Signature

Date

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