

Knighthawk LLC, Bradford Division
 1916 Pike Pl Ste 12-347, Seattle, WA 98101
 Bradford@KnighthawkLLC.com - www.KnighthawkLLC.com

Residential Rental Application

Notice: Co-Applicant and/or any person who is or will be 18 years of age during the initial term of the lease must complete a separate Rental Application form.

Non-refundable credit processing fee of \$25 is required with application.

FOR OFFICE USE ONLY

Date Needed _____ Bdrm Needed _____

Apmt Address & unit _____

Lease Term 1 year Apmt Discount Rent \$ _____

Date of Application _____

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____ Date of Birth _____

Social Security No. _____ Driver's License No./State _____

(paper copy of license must be provided with application)

Landlord does not discriminate on the basis of being a member of any protected class as designated by Federal, State or Local laws.

Full Names of All Other Residents:	Relationship To You	Date of Birth

How Many Pets Do You or Other Occupants Own?*

Kind of Pet(s), Breed, Weight and Age _____

* Notice: Pet Restrictions apply.

No more than 0 dogs or cats are allowed. No dogs with a history of aggression are allowed. Please ask for more information on pet restrictions, breed restrictions, pet fees, pet deposits, etc. Anyone harboring an unauthorized pet may be subject to fines and/or found in violation of the lease agreement thereby jeopardizing residency and subject to damage charges.

A Pet Application/Registration Form is required for pet approval where pets are accepted. A separate Pet Addendum must be signed with the lease for approved pets. The Bradford Division does not accept any pets

Service/companion animals are permitted with proper verification from medical authorities. Please request the Service/Companion Animal Verification Form and submit it with your application.

Is a business transfer clause required?		___ Yes ___ No		Is a military clause required?		___ Yes ___ No	
Apt Discount Rent	\$ _____	Apt. Security Dep	\$ _____	Credit Report Fee	\$ _____		
Apt Full Rent	\$ _____	Pet Security Dep	\$ <u>No Pets</u>	Hold/Cleaning Fee	\$ _____		
Garage Rent	\$ _____	Garage Sec Dep	\$ _____	Total	\$ _____		
Pet Rent	\$ <u>No Pets</u>	Other Deposit	\$ _____	Amount Received	\$ _____		
MONTHLY	\$ _____	TOTAL DEPOSITS	\$ _____	Amount Due	\$ _____		

RESIDENCE HISTORY - 5 years history (use back of this document if necessary)

PRESENT ADDRESS _____
 Street _____ City/State/Zip _____
 Your Phone # _____ Dates: From _____ To _____
 Present Landlord or Mortgage Co. _____ Landlord's Phone (____) _____
 Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS#1 _____
 Street _____ City/State/Zip _____
 Dates of Residency at This Address: From _____ To _____
 Landlord or Mortgage Co. _____ Landlord's Phone (____) _____
 Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS #2 _____
 Street _____ City/State/Zip _____
 Dates of Residency at This Address: From _____ To _____
 Landlord or Mortgage Co. _____ Landlord's Phone (____) _____
 Monthly Payment \$ _____ Reason for Moving _____

EMPLOYMENT INFORMATION - 3 year history (use back of this document if necessary)

PRESENT STATUS: Employed Full-Time Part-Time Not Employed Retired Student

PRESENT EMPLOYER: (or most recent) _____
 Employer's Address _____
 Telephone (____) _____ Dates Employed: From _____ To _____
 Position Held _____ Department _____
 Supervisor _____ Gross Monthly Income \$ _____

PREVIOUS EMPLOYER: _____
 Employer's Address _____
 Telephone (____) _____ Dates Employed: From _____ To _____

PREVIOUS EMPLOYER: _____
 Employer's Address _____
 Telephone (____) _____ Dates Employed: From _____ To _____

IF STUDENT, LIST SCHOOL: _____ School Telephone (____) _____

More Income Sources? please list income, source and person (Banker, Employer, etc.) who we could contact for confirmation. *You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Per Month Source _____ Telephone (____) _____

REFERENCE INFORMATION - 2 years history (use back of this document if necessary)

YOUR BANKS		Routing Number	Acct. Number & Type(Check/Saving)	Telephone
1) _____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____
CREDIT REFERENCES(like utilities)		City-State	Acct. Number	Telephone
1) _____	_____	_____	_____	_____
2) _____	_____	_____	_____	_____
PERSONAL REFERENCES (non-related)		PERSONAL REFERENCES (family-related)		
1) _____	(____) _____	1) _____	(____) _____	_____
2) _____	(____) _____	2) _____	(____) _____	_____

OTHER INFORMATION

TOTAL NUMBER OF VEHICLES (Including Company Vehicles) _____

Make/Model _____ Year _____ Color _____ Tag No./State _____

Make/Model _____ Year _____ Color _____ Tag No./State _____

Other(Boat, Motorcycle, etc.)Make/Model _____ Year _____ Color _____ Tag No./State _____

Other(Boat, Motorcycle, etc.)Make/Model _____ Year _____ Color _____ Tag No./State _____

HAVE YOU OR CO-APPLICANT EVER: _____ Been sued for non-payment of rent? Yes No

Been evicted or asked to move out? Yes No Broken a Rental Agreement or Lease? Yes No

Been sued for damage to rental property? Yes No Declared Bankruptcy? Yes No

Been convicted of or pleaded no contest to a felony? Yes No

Been convicted of or pleaded no contest to a misdemeanor involving sexual misconduct? Yes No

(You may use the back of this document to explain circumstances of the above situations if desired.)

In Case of Personal Emergency, Notify: _____ Relationship: _____

Address _____ Home Phone (____) _____ Work Phone (____) _____

AUTHORIZATION

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rent is to be payable on or before the first day of each month. As an inducement to the owner of the property and to the agent to accept this application I warrant that all statements above set forth are true.

I hereby deposit this money as an application fee, non-refundable unless I provide written notification to the owner within three (3) business days of this application date. In the event that the owner accepts this application, the application fee shall be retained and applied to the security deposit as called for in the lease between the parties. When so approved and accepted, I agree to execute a lease before possession is given and to pay the security deposit within ten (10) business banking days after being notified of acceptance. If the application is approved and accepted and I refuse to enter into a lease agreement for the period of time called for in the application, the sum received shall be retained by the owner as liquidated damages. This agreement shall in no way bind the owner to accept this application for tenancy (the acceptance or rejection of the applicant as a tenant shall remain with the sole discretion of the owner). I also agree to maintain sufficient **property damage and liability insurance** to fulfill my responsibility under the lease and to have the utilities turned on in the premises under my name prior to taking occupancy after the lease has been signed.

I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit-reporting agency and periodically re-run this check at any time in the future to verify the truth and accuracy of any information given on this application.

APPLICANT'S SIGNATURE _____ DATE _____

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Please Initial Each Line and Sign and Date at the bottom

- ___ 1. Must have a valid and confirmed source of earned income
- ___ 2. Earned income must exceed 1/3rd amount of rent(\$700 rent must earn \$2,100 or more)
- ___ 3. Must have no significant criminal history
- ___ 4. Must have and maintain a valid checking account
- ___ 5. Must maintain valid checking account for use with autopayment of rent
- ___ 6. Paying Tenant must provide a voided check upon signing the lease
- ___ 7. All Tenants must provide photo ID at Lease Application and a photo
___ copy of picture ID upon signing the lease
- ___ 8. All rent must be collected via autopayment on or before the 1st day of each month
- ___ 9. Autopayment Information Sheet must be completed and signed when lease is signed
- ___ 10. Number of tenants must be 2 people per bedroom or less, unless local regulations
allow for exceptions (such as young babies in the parents room)
- ___ 11. Must have no evictions on record in the last 7 years
- ___ 12. Code Enforcement Inspections must be completed prior to move in and any and all
___ tenants must not be on the local 'bad tenant' list
- ___ 13. Lease must be completed and signed prior to move in
- ___ 14. All Utilities must be in tenant's name prior to move in
- ___ 15. Paying Tenant must have and maintain a valid phone number and/or email account
- ___ 16. Must pay pro-rated rent, full security deposit, and all fees prior to occupancy
- ___ 17. All Tenants 18 or older must complete the Lease application
- ___ 18. Personal information sheet must be completed with Lease application

Tenant Signature: _____

Date Signed: (DDMMMYYYY): _____