

MIKE FERRIS PROPERTIES INC.

German Village Location
533 South Third Street
Columbus, Ohio 43215
Telephone (614) 221-7368
Fax (614) 221-7617



Southwest Location
2327 Hardy Parkway
Grove City, Ohio 43123
Telephone (614) 875-8553
Fax (614) 875-7347

MIKE FERRIS PROPERTIES RENTAL QUALIFICATIONS

1. You must have signed and fulfilled a one (1) year lease within the last five (5) years. Renting through a family member is not accepted. This must be verifiable through the Federal Adjustment Bureau and credit report.
2. We will not accept a potential tenant with a prior eviction, criminal/police record or outstanding collections to other rental agencies.
3. You must have been employed at your present job for at least six (6) months and or show a good sign of job security. Pay stubs or W-2's may be required.
4. Your gross income (income before taxes) must be three (3) times the rental amount.
5. You must have good credit, a minimum FICO score of 600+ and no outstanding collections on your record. In some instances, we may accept collections, but will require tenant to pay rent by money order only.
6. You must be able to put utilities in your name.
7. You must have a valid driver's license or state ID.
8. No dogs allowed in any of the units.

Applications must be filled out honestly and to the best of your knowledge. All applicant are screened through the Federal Adjustment Bureau Company. They verify all requested information. Anyone falsifying information on the application will not be approved. Application fees are non-refundable.

PROPERTY MANAGEMENT
Residential, Commercial & Investment Brokerage
Apartment Community Development
Construction Management

Rental Application

Property Location _____ Apt # _____ Date _____
Number of Bedrooms _____ Maximum # of Occupants _____ Date Available _____

Conditions of Occupancy

Lease Term _____ Monthly Rent \$ _____ Security Deposit \$ _____
Date Rent Begins _____ Prorated Rent \$ _____ Pet Fee \$ _____
Utilities Paid By Renter Gas _____ Electric _____ Water _____ Sewer _____ Other _____
Pets No _____ Yes _____ Limitations _____
Unfurnished _____ Furnished _____ Range _____ Dishwasher _____ Refrigerator _____

To Be Completed By Occupant

Applicant's Name _____
Last _____ First _____ Middle Initial _____

Date of Birth _____ Soc. Sec. # _____
Marital Status Married _____ Single _____ Widowed _____ Separated _____ Divorced _____

Present Address _____
Street _____ City _____ State _____ Zip Code _____ Phone Number _____

Present Owner _____ Owner's Phone # _____
Owner's Address _____
Street _____ City _____ State _____ Zip Code _____

Rent Amt. \$ _____ Length of Occupancy _____

Previous Address _____
Street _____ City _____ State _____ Zip Code _____ Phone Number _____

Previous Owner _____ Owner's Phone # _____
Owner's Address _____
Street _____ City _____ State _____ Zip Code _____

Rent Amt. \$ _____ Length of Occupancy _____

Applicant's Employer _____
Employer's Address _____
Street _____ City _____ State _____ Zip Code _____ Supervisor _____

Position _____ Dept. _____ Telephone _____ Ext. _____

Present Monthly Income (gross) \$ _____ Length of Employment _____ Part-time _____ Full-Time _____

Previous Employer _____
Employer's Address _____
Street _____ City _____ State _____ Zip Code _____ Supervisor _____

Position _____ Dept. _____ Telephone _____ Ext. _____

Present Monthly Income (gross) \$ _____ Length of Employment _____ Part-time _____ Full-Time _____

Spouse Name _____ Maiden Name _____
Date of Birth _____ Social Sec. # _____

Spouse's Employer _____
Employer's Address _____
Street _____ City _____ State _____ Zip Code _____ Supervisor _____

Position _____ Dept. _____ Telephone _____ Ext. _____

Present Monthly Income (gross) \$ _____ Length of Employment _____ Part-time _____ Full-Time _____

Spouses Previous Employer _____

Employer's Address _____

Position _____ Street _____ City _____ State _____ Zip Code _____ Supervisor _____
Dept. _____ Telephone _____ Ext. _____

Present Monthly Income (gross) \$ _____ Length of Employment _____ Part-time _____
Full-Time _____

Vehicles Year _____ Make _____ Model _____ License # _____
Year _____ Make _____ Model _____ License # _____

Bank Bank Name _____ Checking Acct # _____
References Bank Name _____ Savings Acct # _____

Name _____ Telephone Number _____
Address _____

Personal Street _____ City _____ State & Zip Code _____
References Name _____ Telephone Number _____
Address _____
Street _____ City _____ State & Zip Code _____

Emergency Contact Information

Name _____ Relationship _____ Telephone # _____
Address _____
Street _____ City _____ State _____ Zip Code _____

Name _____ Relationship _____ Telephone # _____
Address _____
Street _____ City _____ State _____ Zip Code _____

Have you ever been evicted or filed bankruptcy? Yes _____ No _____
Have you ever been arrested? Yes _____ No _____

I hereby deposit with owner/agent the sum of \$ _____ for a holding fee on the above premises pending execution of the lease agreement. I understand that my holding fee may be applied toward any rent loss, advertising costs, re-rental fees, etc., if this application is approved and I'm unable to fulfill the conditions of the lease agreement. The holding fee will be returned if this application is not approved, providing all of the above questions are answered correctly and truthfully.

The undersigned does hereby consent that all information stated on this application may be verified and processed through FABCO (a Credit Reporting Agency). This may include a rental report, credit report, police arrest record and/or a criminal activity report. I hereby release all parties from any liability in connection with the provision and use of such information. I understand that this application does not constitute any oral and/or written commitments on the part of the owner/agent. If I am accepted by this owner/agent, I hereby agree to the release of future rental payment history to FABCO.

A payment of \$ _____ is included herewith, which is made for the purpose of verifying the information included on this application. I understand this charge is not under any circumstances, to be returned to me.

Applicant _____ Date _____

Applicant _____ Date _____

Please list any additional occupants that will occupy premises

Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____
Name _____ Relationship _____ Age _____

Office Use Only

Application taken by: _____ Date _____ Fee Received \$ _____
Application is: Approved _____ Rejected _____ Date Applicant Notified _____

Mike Ferris Properties, Inc.
2333 Hardy Parkway
Grove City, Ohio 43123
614-875-8553 phone
614-875-7347 fax
info@mikeferrisproperties.com

Verification Form

Landlord/Supervisor Name _____

Phone _____

Applicant Name _____

Address _____ City _____ State _____ Zip _____

The individual named above has applied for an apartment here at Mike Ferris Properties, Inc. Regulations require us to verify their rental history. The individual has authorized your release of the required information. Please complete the remainder of this form and return to info@mikeferrisproperites.com or fax to 614-875-7347.

Applicant Signature

Date

Printed Name

This portion to be completed by Landlord or Employer

Rental:

Dates of Applicant's tenancy: From _____ To _____

Is/was Applicant current on rent? _____ Monthly rental amount _____

Has Applicant ever been late on rent payments? _____ How many times? _____

Does/did the Applicant keep the unit clean? _____ Any pets? _____

Did the Applicant damage the unit? _____ If yes, please give details (have the damages been paid/amount owed?) _____

Has Applicant fulfilled his/her lease obligation to you? _____ If no, please describe in detail _____

Has Applicant ever had bed bugs? _____

Would you re-rent to this Applicant? _____

Employment:

How long has the Applicant been employed with your company? _____

What is his/her (hourly/weekly/monthly/annual) income? _____

Is the Applicant in good standing with the company? _____ If no, please describe _____

Name/Title:

Signature: