



R&Y Real Property Group LLC
9805 Statesville Road, #4002, Charlotte, NC 2826

Application Addendum – Acceptance of Terms

Dear Rental Applicant:

We take pride in our rental homes and the ones we manage. We offer guarantees in regard to your satisfaction and our maintenance responsibilities. And we actively seek only qualified residents to reside in our homes.

We screen our applicants carefully and we completely verify all information provided to us on the rental application. We run a credit report on every applicant, we verify employment and we check previous rental history.

The screening and verification process is used for every applicant the same way – fairly and consistently. We also work to observe the fair housing laws. An applicant who passes the screening criteria is offered a rental when one is still available. An applicant who does not satisfy the screening criteria is not accepted as a resident.

By making application for one of our rentals, you acknowledge that these verifications will be done, and give us permission to do them. Please completely fill in the rental application. If you do not provide us with complete information, we will not be able to process the application. We will do our best to process your application quickly and normally give you feedback within a 72 hour period. If you have not heard back from us by then, feel free to contact us. Please read and sign below acknowledging acceptance of the terms of your application. Thank you for making an application for one of our rentals and we hope you will become a long term resident with us.

- A separate application is required for each applicant over the age of eighteen (including dependent children). This guarantees our compliance with Federal, state, and local Fair Housing laws.
- I take notice that Applicants are **not** accepted on a “first-come, first-served” basis, but on a best-qualified basis. However, equally best qualified applicants are accepted in the order the application was received (i.e. the first wins).
- I have double-checked the information I have provided on the rental application and agree that it is true and complete.
- I understand that an annual update of the information on this application will be requested. I agree to provide updated information and notify landlord or

Applicant's Initials

management of any changes (i.e., employment, phone number, bank, car, emergency contact).

- My credit report/history is good. If not, I have attached a separate page to explain any credit problems. This may help you to qualify.
- I understand and agree that this application is subject to approval, based on the information on my application. If any of the information I have given turns out to be FALSE, my application will be denied.
- Illegal aliens will be automatically disqualified.
- I agree to pay a \$ 75 nonrefundable processing fee, plus a \$ 200 refundable and creditable holding deposit to reserve/hold the rental for me until the move-in date, should my application be accepted. If accepted, the holding deposit will be applied toward my move-in costs, including rent and security deposit. Acceptable are only certified checks, money order or credit card payments, NOT cash or personal checks.
- I understand and agree that this application is NOT a lease or rental agreement, and should I be accepted, I will sign the lease provided within 2 business day(s) of being accepted. Should I fail to do so the application shall be considered withdrawn, there will be no further obligation to reserve the rental and my \$ 200 holding deposit will be forfeited.
- I hereby waive any claim for damages if my application is not accepted.
- I understand that every good faith effort will be made to have the premises ready for occupancy as promised. However, should the premises not be available for occupancy on the date promised, I hereby waive any and all rights to seek to recover damages of any kind from the landlord or management company.
- I hereby authorize and permit the rental management company to obtain any information necessary to verify the accuracy of any information or statements I have made in this application. I authorize and permit my credit report to be obtained and further authorize the landlord or management to make future credit inquiries in regard to continued creditworthiness and for purposes of collection of unpaid rent or damages to premises, should that become necessary.
- Copies of pay stubs and tax returns may be required to verify income. If you are self-employed, you will be required to verify your income with copies of tax returns, 1099s, and/or other relevant data.
- I permit, upon occasion, contact with my employer to verify my employment status during my tenancy.
- I will not hold the landlord or management responsible for any allergic reactions to the premises, inside or outside, from me, other occupants or guests. I will check for allergic reactions before signing the Rental Agreement.
- I certify that I am not manufacturing, using, storing, or selling dangerous controlled

Appliant's Initials

substances, and understand that I will immediately be required to vacate the premises if evidence of such is found on the premises, or if I am convicted of any crimes related to possession and/or distribution of controlled dangerous substances.

- I understand that specific disclosure forms may be required in addition to this form (e.g. for my employer, my bank etc. depending on their internal rules). My failure to assist and collaborate with the rental management company in submitting additional forms will render my application moot thus forfeiting application fee.
- An additional pet fee will be due for pets (300.- for the first pet, 200,- for the second and thereafter). No more than 3 pets will be allowed on the premises.
- I further understand and agree that the security deposit of \$ 1,295 and non-refundable approval fee of \$ 190 is required in full before move-in. I agree to pay the balance of move-in costs including any deposits or rent within seven days of being notified of acceptance, at the latest at the agreed Lease signing date. If I am unable to or fail for whatever reason to pay the balance of the amount due at that time, the application shall be considered withdrawn, and my holding deposit will be forfeited.

Applicant's signature: _____ Date: _____

ADDRESS reserved (subject to approval of application):
2726 Tiergarten Lane, Charlotte, NC 28210