

JGA PROPERTY GROUP

RENTAL APPLICATION

Unit Address: _____
Street Address City State Unit No.
Move-In Date: _____

The undersigned hereby makes an application to an apartment or house listed above from JGA Property Group, LLC (the "Property Manager"). Anticipated move date is set forth above.

PLEASE TELL US ABOUT EACH OCCUPANT OF THE PREMISES

Occupant One:

Full Name _____ Home Phone () _____
Date of Birth _____ Social Security _____ - _____ - _____
Email Address: _____ Cell or Other Phone () _____

Occupant Two:

Full Name _____ Home Phone () _____
Date of Birth _____ Social Security _____ - _____ - _____
Email Address: _____ Cell or Other Phone () _____

Add other occupant names and information on the back.

RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address

Street Address: _____ Apt. # _____
City _____ State _____ Zip _____
Month/Year Moved In _____ Reasons for Leaving _____
Rent \$ _____ Owner/Agent _____ Phone () _____

Previous Addresses One

Street Address _____ Apt. # _____
City _____ State _____ Zip _____
Month/Year Moved In _____ Reasons for Leaving _____
Rent \$ _____ Owner/Agent _____ Phone () _____

Previous Addresses Two

Street Address _____ Apt. # _____
City _____ State _____ Zip _____
Month/Year Moved In _____ Reasons for Leaving _____
Rent \$ _____ Owner/Agent _____ Phone () _____

Applicant Initials _____/_____

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PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____
Have you ever been evicted from a rental residence? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____
Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

*If the answer is Yes for any response, please provide an explanation on back.

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Applicant's Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed

Employer _____

Dates employed _____ to _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name and phone of previous employer or school: _____)

Co Applicant's Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed

Employer _____

Dates employed _____ to _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name and phone of previous employer or school: _____)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may 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 \$ _____ Source/Contact Name _____

PLEASE LIST YOUR REFERENCES

Banking Accounts:

Name _____ Type of Account _____ Account Number _____

Name _____ Type of Account _____ Account Number _____

Personal Reference:

Name _____ Address _____

Phone () _____ Relationship _____

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Personal Reference:

Name _____ Address _____

Phone () _____ Relationship _____

Driver's License:

Your Driver's License Number: _____ State _____

Co-Applicant's Driver's License Number: _____ State _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____

ADDITIONAL INFORMATION:

Please give any additional information that might help the Property Manager evaluate this application.

Where may we reach you to discuss this application?

Day Phone () _____ Night Phone () _____

Application: I/We hereby apply to lease the above described premises for the term and upon the set conditions as set forth in a lease agreement to be executed by and between the tenant and Property Manager on behalf of the Owner and agree to the rental terms and conditions as set forth in the lease agreement.

Deposits: Upon acceptance of this application to rent, I/we hereby agree to deposit the amounts set forth in the Rental Fees and Security Deposit term sheet provided by the Property Manager. Payment shall be submitted in certified check, cash, money order or cashier's check within three (3) days of notice of acceptance to rent. Upon acceptance, the deposit shall be applied for the following purposes: security deposit; first month's rent; lost key deposit and lost gate remote deposit (if applicable) and shall be retained as the security deposit. When so approved and accepted, I/we agree to execute a lease for twelve months before possession is given. If the application is not approved or accepted by the owner or agent, no deposit shall be required and the applicant(s) hereby waives any claim for damages by reason of non-acceptance by the landlord.

Nonrefundable Application Fee: I/We recognize that as a part of your procedure for processing my application to rent, an investigative consumer report and criminal report may be prepared whereby information is obtained through personal interviews with others with whom I/we may be acquainted and through a professional credit and criminal background check through an agency retained by the Property Manager. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living. Applicant represents under penalty of perjury that all of the above is correct and complete, and authorizes verification of this information, including but not limited to obtaining a credit report. Processing of application requires a **non-refundable payment of \$50.00 per applicant**, which shall be paid by applicant at the time of submitting this application.

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AUTHORIZATION Release of Information

I/We agree to permit an investigation of my/our credit, tenant history, banking and employment for the purposes of renting an apartment with JGA Property Group LLC (the "Property Manager") working on behalf of Cynthia F. Reaves (the "Owner"), owner of a certain property which I seek to rent (the "Premises").

As a material inducement to be considered as a tenant for the Premises, I/we hereby consent to and authorize each of the Property Manager and the Owner, or any agent of either, to contact all references named in this application, and to conduct a credit review, including obtaining my credit report from any authorized credit reporting agency. I/We warrant that all statements set forth in my Rental Application are true; however, should any statement made above be a misrepresentation or not a true statement of facts, I agree that all of the deposit amount set forth in the Rental Fees and Security Deposit provided to me may be retained to offset the agent's cost, time, and effort in processing my application.

I declare under penalty of perjury that the information listed in this application is true and correct.

Executed on this _____ day of _____, 20____, in the City of Detroit, State of Michigan.

Applicant Name (please print): _____

Applicant: _____

Signature Date: _____

Co-Applicant Name (please print): _____

Applicant: _____

Signature Date: _____

Application Processing fee per applicant is \$50.00. Please make your payment by cash, money order, cashier's check or certified check made payable to **JGA Property Group LLC**. If you have any questions please feel free to contact Larry Gaines, Property Manager at (855) 313-4542, ext. 825.

Electronic payment may be made by PayPal to ***jacksongates@aol.com*** please add an electronic processing fee of \$2.00 per applicant to cover PayPal service fees for a total of \$52.00 per application.