

Student Housing near the University of Tennessee, Knoxville

We Value These Things the Most:
Guests Take Care of the Property
On-time Payments
Cleanliness
Honesty

We Promise To Our Guests:
No Deferred Maintenance on Major Repairs
Extra-nice, Better-quality Housing
Reasonable Rental Rates
Fair Lease Terms

Personal Information (please PRINT clearly) **Application Date:** - -

Your Name: _____ SocialSecurity# _____ - _____ - _____ Date of Birth: _____
last name first name middle initial

Present Address: _____ []Dorm []Rental []Home
street address city state zipcode

Phones/Email: _____
cell/mobile phone with area code home phone with area code spouse/friend phone with area code eMail address

Previous Address: _____ []Dorm []Rental []Home
street address city state zipcode

InCaseOf Emergency: _____
name of person to notify address city state zipcode emergency phone# with area code relationship to you

Are you a Student? []No []Yes ClassRank Now: []Fresh []Soph []Junr []Senr []Grad Enrolled at: []UTK []Other _____

Will Parent sign Parent Guarantee form? []No []Yes Do you have Down Payment now (one month's rent + deposit)? []No []Yes

Do you have roommates selected? []No []Yes Name1: _____ Name2: _____ Name3: _____

Parking: Vehicle Make _____ Model _____ Year _____ Tag# _____ State _____ Driver License# _____

Housing Desired (all units Non Smoking, most are No Pets) Lease Term: []12mo Other: _____ **Move In Date:** - -

Housing Location: _____ Unit# _____ #BR _____ []Furnished []UnFurn MoveOut Date: _____ Monthly Rent \$ _____

Current Landlord: _____ \$ _____
Apt Manager or Dorm/Community name address city state zipcode contact phone# with area code current monthly rent

How did you hear about RentUTK? [] Google [] Friend [] Flyer [] RentUTK.com [] YardSign [] Other _____
Why do you want to rent at this location? _____

Employment History (list your PRESENT or LAST employer FIRST. If none, list unpaid or volunteer) MAY WE CONTACT THESE ? []No []Yes

Present/Last Employer: _____ \$ _____
Company name city state position and duties ave hours/week starting date leaving date final pay rate

Supervisor's name supervisor's title supervisor's phone# w/ area code reason for leaving

Previous Employer: _____ \$ _____
Company name city state position and duties ave hours/week starting date leaving date final pay rate

Supervisor's name supervisor's title supervisor's phone# w/ area code reason for leaving

Personal Reference /Background Information (DO NOT list relative, family member or former employer)

Personal Reference Name _____ City _____ State _____ Home Phone No. with Area Code _____ Work Phone No. with Area Code _____ Reference's Occupation _____ YearsKnown _____

Have you ever been convicted of a felony? []No []Yes Have you ever pled "guilty" or "no contest" to a felony (even if not convicted)? []No []Yes
Have you ever been convicted of a misdemeanor? []No []Yes Have you ever been convicted of any charge involving violence or sexual misconduct? []No []Yes

You Must Read and Agree to the following Terms and Conditions: (no application fees)

"I certify that my answers to all questions in this application are true, and give RentUTK.com /Holmes Properties the right to investigate all information given plus secure more Background Information. This information may include but is not limited to verification of previous employment, personal and landlord references, credit and criminal reports, and other sources. If any false, misleading or incomplete facts, this application may be rejected without notice."

"I understand units are not held without complete Applications, Parent Guarantees, Signed Leases and Down Payments. Down Payment is first month's rent plus deposit"

"I have read and agree to all provisions and understand that this Application may be accepted or rejected for any reason or for no reason."

X _____ Signature of Applicant Date X _____ Signature for Credit Report (I authorizing the release of my Credit Report) Referred by: _____ Rental_HousingApplication.pub Jan2010

PARENT GUARANTEE FORM

To Guarantee Performance and Payments of Lease

Student/Tenant's Full Name: _____ Unit Name/#: _____ Total Lease Contract \$ _____ /Month X 12 = \$ _____

Parent(s)/Guarantor Information (please PRINT clearly) _____ Guarantee Date: - -

Parent(s)/ Guarantor: _____ SocialSecurity# (required) _____ - _____ - _____ Date of Birth: _____
last name first name(s) middle initial

Present Address: _____ [] Rent Home [] Own Home
street address city state zipcode

Phones/ Email: _____
home phone with area code cell/mobile phone with area code work phone with area code eMail address

Relationship to Tenant/Student: [] Parent [] Grandparent [] Legal Guardian [] Relative (as aunt, uncle): _____
Preferred Contact Method: [] Home phone [] Cell phone [] Work phone [] Email [] Postal Mail
Preferred Time if we must contact you: [] Daytime [] Evening

Employment (please list your Current employer and spouse's employer if applicable). If not employed, please list source of funds below. MAY WE CONTACT THESE? [] No [] Yes

Current Employer: _____ \$ _____
Company name city state position and duties ave hours/week starting date leaving date pay rate/salary
Supervisor's name supervisor's title supervisor's phone# w/ area code notes

Spouse's Employer: _____ \$ _____
Company name city state position and duties ave hours/week starting date leaving date pay rate/salary
Supervisor's name supervisor's title supervisor's phone# w/ area code notes

If not employed now, please note source of funds: [] Savings accounts [] Pension [] Social Security [] Other: _____

Parent(s) / Guarantor Agreement

"I/We unconditionally and absolutely guarantee payment of all rents and other charges under the Lease Agreement for the tenant/ student and unit named above. I understand and agree that the Lease Agreement provides that the tenants are both jointly and severally responsible for the payment of rent and other charges including but not limited to late fees, repair costs for damages, fines by the HomeOwners Association and attorney fees incurred in enforcement of the lease."

"I /We understand RentUTK.com /Holmes Properties is not obligated to exhaust remedies from tenants first and can hold Guarantor(s) responsible at any time.

"I /We authorize RentUTK.com /Holmes Properties to investigate all information given plus secure more Information as needed. Additional information may include but is not limited to verification of employment, personal and employment references, landlord references, criminal reports, credit reports, and other sources."

"I /We understand units are not held without complete Applications, Parent Guarantees, Signed Leases and Down Payments. Down Payment is first month's rent + deposit"

"I/We have read and agree to all provisions and understand that this Guarantee may be accepted or rejected for any reason or for no reason."

X _____ X _____ Signature of Guarantor # 1
Date Signature for Credit Report (I authorize the release of my Credit Report)

X _____ X _____
Signature of Guarantor #2 Date Signature for Credit Report (I authorize release of my Credit Report)

Please Note: This Document must be Notarized below (Bank or Financial Institution must witness your signature and confirm your identity).

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____ with whom I am personally acquainted, or have shown proper identification and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, _____.

NOTARY PUBLIC _____
My Commission Expires _____