



### PRE-CREDIT APPLICATION FORM

This form must be read and signed by all applicants prior to submission of the application.

1. *Disclosure for Rental Transactions:* All parties confirm that in connection with this rental transaction, Yates Properties Brokerage, Gregory M. Yates, Principal Broker and its employees have acted as rental agent on behalf of the owner of the property (the Landlord).
2. **Application Fee:** There is a **\$15.00 per adult applicant fee**. This fee is non-refundable whether property is leased or not. Applications are kept active for 90 days.
3. We allow pets in many of our properties. Please ask for permission prior to application. **This fee is a non-refundable fee for any pet and is \$300.00 with an additional rent of \$35.00 per month per pet with a limit of two pets. The maximum weight is 35 lbs. per pet. Certain breeds not allowed.** You must complete our pet addendum to the lease.
4. Before completing the application, please understand that a thorough investigation and credit check will be conducted. The following problems may result in our denial of your application:
  - Bankruptcy
  - Prior Eviction from Tenancy
  - Refusal to pay rent when due
  - Any Judgement filed for nonpayment
  - Poor credit rating
  - Drug related problems
  - Disruptive behavior
  - Lack of job security or short term on a new job
  - Inability to pay rent due to lack of income or assets
  - Unfavorable personal, landlord, or professional references
  - Past or present criminal activity
5. Rental payments are expected on the first day of each month. You are expected to adhere to the conditions, rules and regulations of your executed lease.
6. No one other than the residents listed on the application and lease may occupy the premises. Only the vehicles listed may be parked on the premises. Tenants are responsible for the conduct of all occupants and guests for any lease violations. The Landlord's Agent reserves the right to null and void the lease for any violations or non-payment of rent.  
The Landlord's agent reserves the right to void the lease if any incorrect or false information is given on the application or lease forms.
7. Will need to provide proof of income for the past two months (pay stubs or tax return for self-employed).

\_\_\_\_\_  
Landlord's Agent

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant



**5. YOUR CURRENT & PAST RESIDENCE**

|                  |               |                       |
|------------------|---------------|-----------------------|
| _____            | _____         | _____                 |
| Current Landlord | Address       | Telephone #           |
| _____            | _____         | _____                 |
| Current Rent     | Term of Lease | Lease Expiration Date |
| _____            | _____         | _____                 |
| Prior Landlord   | Address       | Telephone #           |
| _____            | _____         |                       |
| Past Rent        | Term of Lease |                       |

**6. OCCUPATION OF RESIDENTS**

|                                |                   |                                      |
|--------------------------------|-------------------|--------------------------------------|
| _____                          |                   | _____                                |
| Name of Company – Applicant #1 |                   | Address (Street/City/State/Zip Code) |
| _____                          | _____             | _____                                |
| Business Telephone #           | Position          | Supervisor's Name                    |
| _____                          | _____             |                                      |
| Monthly Income                 | How Long Employed |                                      |
| _____                          |                   | _____                                |
| Name of Company-Applicant #2   |                   | Address(Street/City/State/Zip Code)  |
| _____                          | _____             | _____                                |
| Business Telephone #           | Position          | Supervisor's Name                    |
| _____                          | _____             |                                      |
| Monthly Income                 | How Long Employed |                                      |

**7. FINANCIAL REFERENCES**

|                           |                          |
|---------------------------|--------------------------|
| _____                     | _____                    |
| <b>Bank Name</b>          | <b>Address</b>           |
| _____                     | _____                    |
| <b>Checking Account #</b> | <b>Savings Account #</b> |

**8. SOCIAL & EMERGENCY CONTACTS**

|       |         |           |
|-------|---------|-----------|
| _____ | _____   | _____     |
| Name  | Address | Telephone |
| _____ | _____   | _____     |
| Name  | Address | Telephone |

**9. OTHER COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_

**10. SIGNING THIS FORM ALLOWS YATES PROPERTIES TO PROCESS THE APPLICANT'S CREDIT AND MAKE PROPER INQUIRIES CONCERNING REFERENCES.**

**11 UPON APPROVAL, APPLICANT'S SIGNATURE GUARANTEES THAT CERTIFIED FUNDS WILL BE PROVIDED FOR THE SECURITY DEPOSIT AND FIRST MONTH'S RENT.**

\_\_\_\_\_  
Signature of Applicant  
\_\_\_\_\_  
Signature of Applicant

**MAIL COMPLETED APPLICATION AND \$15.00 NONREFUNDABLE FEE PER ADULT TO:  
YATES PROPERTIES; P.O. BOX 757; CULPEPER, VA 22701  
E-MAILED OR FAXED APPLICATIONS WILL NOT BE PROCESSED UNTIL FEES ARE RECEIVED.**

Web site: [www.yatesproperties.com](http://www.yatesproperties.com) E-mail: [office@yatesproperties.com](mailto:office@yatesproperties.com) 02/16/07