



Rental Application

What Property Address is this Rental Application For?

Rental Property Address:

Applicant was referred to Landlord by:

<input type="checkbox"/> Real Estate Agent	Email:
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Name of the Real Estate Agent, Email, and Phone:	Phone:
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<input type="checkbox"/> Newspaper	<input type="checkbox"/> Sign	<input type="checkbox"/> Internet	<input type="checkbox"/> Other
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Describe:

Applicant Information

Name:	Email:
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Date of birth:	SSN:	Phone:
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Current address:

City:	State:	ZIP Code:
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Own	Rent	(Please circle)	Monthly payment or rent:	How long?
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Name All Other Persons Who Will Occupy the Property

Name:	Relationship:	Age:
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Name:	Relationship:	Age:
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Name:	Relationship:	Age:
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Name:	Relationship:	Age:
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Name:	Relationship:	Age:
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Name:	Relationship:	Age:
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Current Landlord's Information (we require minimum of 3 years of housing history)

Current Landlord's Name:	Email:
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Address:	Phone:
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City:	State:	ZIP Code:
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Date Moved-in:	Move-Out Date:	Rent Amount: \$
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Reason for moving?

Prior Landlord's Information, if less than 3 years. If needed attach additional sheet.

Prior Landlord's Name:	Email:
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Address:	Phone:
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City:	State:	ZIP Code:
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Date Moved-in:	Move-Out Date:	Rent Amount: \$
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Reason for moving?

Employment Information (we require minimum of 3 years of employment history)

Current employer:

Current Employer's address:	How long?
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Phone:	E-mail:	Fax:
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City:	State:	ZIP Code:
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Position:	Hourly \$	Salary \$	Gross Annual income: \$
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Supervisors Name & Tel. #:

Prior Employment Information, if less than 3 years. If needed attach additional sheet.

Prior employer:

Prior Employer's address:	How long?
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Phone:	E-mail:	Fax:
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City:	State:	ZIP Code:			
Position:	Hourly \$	Salary \$	Gross Annual income: \$		
Supervisors Name & Tel. #:					
Emergency Contact Information					
Name of a person not residing with you:					
Address:		E-mail:			
City:	State:	ZIP:	Phone:		
Relationship:					
List All Vehicles to be Parked in the Property					
Type	Year	Make	Model	License Plate No.	Monthly Payment
(1)					
(2)					
(3)					
(4)					
Pets (we're a pet friendly management company, see https://3pentacles.petscreening.com)					
Do you have pets? YES <input type="checkbox"/> NO <input type="checkbox"/>		Type of pet (dog, cat, fish, etc.)		Name of your pet	
(1)					
(2)					
We require all Applicants to create a profile at https://3pentacles.petscreening.com/ regardless if you have a pet or not.					
Please Answer Yes or No to the following questions:					
Yes <input type="checkbox"/> No <input type="checkbox"/> Will any waterbeds or water-filled furniture be on the Property?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Does anyone who will occupy the Property smoke?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Will Applicant maintain Renter's Insurance?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Is Applicant or Applicant's spouse, even if separated, in military; and, serving under orders limiting the military person's stay to one year or less?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever been evicted?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever been asked to move out by a landlord?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever breached a lease or rental agreement?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever filed bankruptcy?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever lost property in a foreclosure?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever had any credit problems, including outstanding debt (e.g. student loan, medical bills, slow-pays)?					
Yes <input type="checkbox"/> No <input type="checkbox"/> Has Applicant ever been convicted of a crime? If yes, provide the location, year, and type of conviction below.					
Yes <input type="checkbox"/> No <input type="checkbox"/> Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.					
Yes <input type="checkbox"/> No <input type="checkbox"/> Is their additional information Applicant wants to consider?					
Additional Information:					
Applicant MUST attach additional supporting documents listed below:					
• Proof of Income – Please provide 2 most recent paystubs. If self-employed, last 2 yrs of signed tax returns. Or source of income.					
• ID – Provide a copy of a Driver's license, a State ID, or a Passport.					
• Car – If you have a car, please provide vehicle registration and proof of insurance.					
• Bank Statements – Provide 12 months of bank statements. On each monthly statement circle your rent payment for each month.					
• Renters Insurance – Applicant agrees to provide min. \$500,000 Renter's Insurance prior to receiving keys to the Premises.					
• Security Deposit – We do not collect security deposits. A security deposit insurance, or a bond shall be provided by Applicant.					



Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written Lease Agreement, the Property shall remain on the market and Landlord shall continue to show the Property to other prospective tenants.

Fees: Applicant submits a non-refundable Application Fee of \$49.99. If your Rental Application is approved, one-time, non-refundable Move-in Fee equal to half (1/2) of the rent amount will be charged at the time of your lease signing.

Acknowledgement: I had the opportunity to review Landlord's tenant selection criteria, and I agree to the Rental Application Terms and Conditions posted at <https://3pentacles.com/rental-application-terms-and-conditions/>. Applicant represents that the statements in this application are true and complete; and, understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any fees paid, and may be grounds to declare Applicant in breach of any lease the Applicant may sign.

I direct and authorize the Landlord and/or his/her/its agent to verify of the information provided on this form including, but not limited to credit, deposits, previous residency, employment, and to perform a criminal background check. I have retained/received a copy of this application for my own record. I furthermore executed the CERTIFICATION & AUTHORIZATION TO RELEASE INFORMATION FORM contained below, which is herein incorporated and made a part of this Rental Application. A copy of a Credit Card Authorization for Credit Check Fee is hereby attached and made a part hereof.

CERTIFICATION

The Undersigned certify the following:

1. I, undersigned have applied to lease a certain real property as listed above, subject to Tenant's Minimum Application Requirements set forth by the landlord, if any. In applying for the lease, I completed a Rental Application containing various information on the purpose of the lease, including but not limited to, rental history, references, employment and income information, and the assets and liabilities. I certify that all the information is true and complete. I made no misrepresentations in the Rental Application or other documents, nor did I omit any pertinent information. I acknowledge and agree that incomplete Rental Application and/or missing supporting documentation shall result in my application not being processed, until fully completed, subject to property's availability.
2. I understand and agree that the Landlord reserves the right to change the rental review processes to a full documentation method. This may include, but is not limited to, verifying the information provided on the application with the employer, previous landlord, referrals, the financial institution, and a credit/background check.
3. I fully understand that it is a crime punishable by fine or imprisonment, or both, to knowingly make any false statements, as applicable under the provisions of Title 18, United States Code, Section 1014.

AUTHORIZATION TO RELEASE INFORMATION

4. I have applied to lease certain real property from the Landlord. As part of the application process, the Landlord and/or Landlord's agent (if any), may verify information contained in my Rental Application and in other documents provided by me in connection with the lease, either before the lease is signed, or after as part of Landlord's quality control program.
5. I authorize you to provide to the Landlord and/or Landlord's agent, or any Management Company that may manage subject real estate, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.
6. The Landlord and/or Landlord's agent, or any Management Company that may manage subject real estate may address this authorization to any party named in the Rental Application.
7. A copy of this authorization may be accepted as an original.

I hereby certify that the foregoing statements are true and complete and are made for the purpose of determining my eligibility for lease. I agree that this statement shall remain Landlord's property, whether or not the Rental Application is accepted. The Landlord and/or Landlord's agent are authorized to make all inquiries they deem necessary to verify the accuracy of the statements made herein, and to determine my credit worthiness, including, but not limited to procuring consumer reports from consumer reporting agencies and credit information from banks and other financial institutions and extenders of credit references, present and former employers, merchants, landlords, creditors, and to perform a background check. I hereby consent that, upon denial of the application based upon a consumer report or information received from a person other than a consumer reporting agency, on any Applicant, the Landlord may make appropriate Fair Credit Reporting Act disclosures to the Applicant. By signing this statement, I am affirming that I acknowledge and agree to the Rental Application Terms and Conditions, the Tenant's Minimum Requirements, and the Screening Criteria set forth by Three Pentacles, PLLC (see: <https://3pentacles.com/rental-application-terms-and-conditions/>), and the above terms and conditions set herein. I certify that I meet the Tenant's Minimum Requirements and the Screening Criteria set therein, and I authorize a credit and criminal background checks. The Applicant further acknowledges and agrees that the Management may use services of third parties to perform Tenant Screening Services and related property management functions. Applicant attests that he/she/it has also reviewed the Terms of Use ("TOU"), which are incorporated hereto and made a part hereof. Applicant accepts and agrees to be bound by the latest version of these Terms of Use, which may be updated from time to time. By Submitting my Application, I affirm that I have read, and I understand the Rental Application Terms and Conditions, Tenant Minimum Requirements, and Pre-Screening Criteria, and the Terms of Use ("TOU"). I further acknowledge and agree to be bound by them.

Signature of Applicant:	Date:
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CREDIT/DEBIT CARD AUTHORIZATION

I, undersigned _____ (PRINT Name of the Applicant) hereby direct and authorize Three Pentacles, PLLC to debit my account listed below for the amount of: **Forty Nine Dollars and Ninety Nine Cents (\$49.99)** as the upfront and non-refundable Rental Application Fee concerning rental of a certain real property ("Premises") located at:

(Address of the property you intent to lease ("Premises"), via direct debit from my account into Three Pentacles, PLLC's account.

I hereby authorize and request Three Pentacles, PLLC to charge/debit any and all amounts owing Three Pentacles, PLLC as the Total Fee Now Due resulting from the above said Rental Application by initiating charge/debit entries to my account indicated herein, and I authorize and request the bank to accept any charge/debit entries initiated by Three Pentacles, PLLC to such account and to charge/debit the same from such account without responsibility for the correctness thereof. I also authorize and request Three Pentacles, PLLC to effect repayment to Three Pentacles, PLLC for amounts owed it because of prior erroneous debit(s) initiated to/from my account. It is understood that this agreement may be terminated by me at any time by written notification to Three Pentacles, PLLC. Any such notification to Three Pentacles, PLLC shall be effective only with respect to entries initiated by Three Pentacles, PLLC after receipt of such notification and a reasonable opportunity to act on it. I recognize, acknowledge, and accept that this service is being provided for my convenience. As such, I agree to hold Three Pentacles, PLLC and each participating bank and Credit/Debit Card ACH harmless from any claim incident to the operation of this plan, arising from any act or omission by Three Pentacles, PLLC or their employees, director, officers, and/or agents including, without limitation, any claim based on alleged loss as a result of any charges, debits, non-credit of any deposit, and any claim which may be made by any person and/or entity as a result of the rejection of any of his debits because of insufficient funds arising from the failure to charge/debit/credit deposits to its/his/her/their account. I understand and agree that I will be subject to a \$35.00 additional declined credit card fee (NSF, Stop Payment, etc.) if my charge/debit is rejected for any reason and that no refunds will be granted once the charges are processed by Three Pentacles, PLLC.

Card #: _____ Name on the Card: _____

Billing Address: _____
Street Address _____ City _____ State _____ Zip Code _____

VISA MASTER CARD AMERICAN EXPRESS DISCOVER

Expiration Date: _____ / _____ Security Code: _____



Authorized Signature: _____

Date: _____





NOTICE OF NO AGENCY RELATIONSHIP

Thank you for giving Three Pentacles, PLLC an opportunity to show you available units and to receive your rental application. Three Pentacles, PLLC has previously entered into a property management agreement with a landlord/client to provide certain real estate brokerage services and as a result of that we act as our client's agent/broker. Consequently, Three Pentacles, PLLC will not be acting as your agent/broker. If you wish to be represented by a real estate broker, please feel free to retain one.

Rental Application & Supporting Documents:

1. An Application Contains:
 - a. Application Policy and Procedures, see: <https://3pentacles.com/rental-application-terms-and-conditions/>
 - b. Privacy Notice, <https://3pentacles.com/rental-application-terms-and-conditions/#Privacy-Notice>
 - c. Rental Application Form. Each Applicant over 18-years-old must complete his/her own Rental Application and provide Supporting Documents to go through the tenant screening process. The cost of \$49.99 per Applicant must be paid upfront and is nonrefundable.
 - d. \$49.99 Application Fee. Please use the credit/debit authorization form above, attach a money order, or a check payable to Three Pentacles, PLLC.
 - e. Required Supportive Documentation:
 - i. Verifiable Proof of Income. 2 most recent paystubs, 2 years of signed tax returns if self-employed, or other proof of income.
 - ii. Copy of a legible and valid Government issued photo ID, such as a Passport, Driver's License, or State ID.
 - iii. Vehicle registration and proof of insurance.
 - iv. 12 Months of Bank Statements, on each monthly statement circle your rent payment for each month.
 - v. Completed Pet Screening Profile, is required by all Applicants regardless if they have a pet, assistance animal, or not. To complete your Pet Screening Profile, go to: <https://3pentacles.petscreening.com/>
 - vi. If approved, we require Renters Insurance with Three Pentacles, PLLC to be named as additional insured with a minimum liability insurance coverage of \$500,000.
 - f. If your Rental Application is approved, one-time, non-refundable Move-in Fee equal to half (1/2) of the rent amount will be charged at the time of your lease signing.
 - g. Three Pentacles, PLLC does NOT collect Security Deposits. If your Rental Application is approved, Applicants shall either purchase a security deposit insurance, or a bond.
 - h. If approved, tenant shall provide a Certificate of Insurance (ACORD Form 24 or 25) showing proof of Renter's Insurance with Three Pentacles, PLLC being named as additional insured, or co-insured with a minimum liability insurance coverage of \$500,000.
 - i. If approved, the lease agreement must be signed by the Applicant within 24 hours, otherwise it shall be presumed that the Applicant is no longer interested in the subject property, and the offer to rent shall become null and void.
2. No Applicant will be considered without fully completed and submitted Rental Application and Supporting Documents.
3. Rental Applications are processed on a first-come, first-served basis, and subject to the availability of the selected premises.
4. Mutual Non-Disparagement Agreement is attached to and made a part of this Rental Application.
5. Please fax all pages of the completed Rental Application and Supporting Documents to FAX 312-757-4554.
6. Or, email all pages of the completed Rental Application and Supporting Documents to info@3pentacles.com.
7. Or, mail all pages of the completed Rental Application and Supporting Documents to:

Three Pentacles, PLLC
c/o Rental Application Processing
5401 W. Lawrence Ave. #300813
Chicago IL 60630-0813