



Modern Property Management, Inc.

366 Waller Ave., Ste. 103, Lexington, KY 40504 . P.O. Box 4325, Lexington, KY 40544
Phone 859-388-2000 . Fax 859-373-0428 . URL www.mplex.com



RENTAL APPLICATION

Please LEGIBLY complete ALL blanks in the following questionnaire to apply for tenancy with Modern Property Management, Inc.

Applicant _____ - _____ - _____ / /
 FIRST MIDDLE LAST SSN BIRTH DATE

 PHONE NUMBER CELL PHONE EMAIL ADDRESS DRIVERS LICENSE NO STATE

EMPLOYER (You must provide 2 recent paycheck stubs)* _____ DATE HIRED _____ SUPERVISOR _____
 _____ \$ _____
 EMPLOYER STREET ADDRESS, CITY, STATE, ZIP GROSS INCOME PER MONTH EMPLOYER PHONE NUMBER

* NOTE: IF CURRENT EMPLOYMENT IS LESS THAN ONE YEAR, PROVIDE AT LEAST ONE FULL YEAR OF EMPLOYMENT HISTORY (USE ADDITIONAL PAPER IF NECESSARY). PLEASE PROVIDE A COPY OF TWO RECENT PAY CHECK STUBS. IF YOUR INCOME IS BASED ON SSI OR A SIMILAR SOURCE, PROVIDE A COPY OF YOUR LAST CHECK STUB FROM THAT AGENCY OR A STATEMENT FROM YOUR PAY AGENT ON LETTERHEAD.

Children _____ **Pet/s** _____ **Bedrooms** _____ **Do you smoke?** Yes No
 NUMBER AGES TYPE WEIGHT AGE DESIRED

Reference _____
 REFERENCE NAME, NOT A RELATIVE RELATION TO REFERENCE REFERENCE PHONE NUMBER

 REFERENCE STREET ADDRESS, CITY, STATE, ZIP

Emergency _____
 EMERGENCY CONTACT RELATION TO EMERGENCY CONTACT EMERGENCY CONTACT PHONE NUMBER

 EMERGENCY CONTACT STREET ADDRESS, CITY, STATE, ZIP

Provide at least **2 years** of previous rental history. Use additional paper, if necessary. **Are you living with relatives now?** Yes No

Present Address _____ **Dates** _____ - Present
 STREET ADDRESS & APARTMENT NUMBER
 _____ **Rent \$** _____ / Mo **On a Lease?** Yes No
 CITY STATE ZIP
 _____ **HUD Sect 8?** Yes No
 CURRENT LANDLORD (COMPANY NAME, IF APPLICABLE) LANDLORD PHONE LANDLORD FAX
 _____ **Are you under eviction now?** Yes No
 REASON FOR LEAVING

Previous Address _____ **Dates** _____ - _____
 STREET ADDRESS & APARTMENT NUMBER
 _____ **Rent \$** _____ / Mo **On a Lease?** Yes No
 CITY STATE ZIP

 PREVIOUS LANDLORD (COMPANY NAME, IF APPLICABLE) LANDLORD PHONE LANDLORD FAX
 _____ **Were you evicted?** Yes No
 REASON FOR LEAVING

OFFICE USE ONLY BELOW THIS LINE

APPLICATION RECEIVED BY PROCESSER (DATE & TIME)	OWNER CODE	APPLICATION FEE (S) AMT. PAID	APPLICATION FEE(S) WERE PAID VIA	INTERNET BACKGROUND CHECK COMPLETED (DATE)	EMPLOYMENT VERIFIED by PAY STUBS and/or PHONE /LETTER (DATE)	LANDLORD REFERENCE(S) OBTAINED by PHN/FAX/LETTER (DATE)	THIS APPLICATION WAS PROCESSED BY (NAME)	LEASING AGENT NOTIFIED OF COMPLETION (DATE & TIME)
AM PM		\$						AM PM



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Have you ever been convicted of a felony? **Yes No**

If you answered Yes to the previous question: Charge _____ Court _____ Date _____

Please provide the street address and unit number of the property you are interested in: _____

• Explain how you heard about us: _____

The application fee is \$25.00 per adult. We accept money orders and major credit cards, only.

At Modern Property Management, Inc., we find that the minimum total monthly income necessary to comfortably afford rent plus additional expenses is two to three times the monthly rent, depending on the property. If you do not currently meet this income requirement, you may wish to find someone to act as your financial guarantor (co-signer). In this case, we can provide your candidate with the application for becoming a financial guarantor, requiring an additional \$25 application fee.

ACKNOWLEDGEMENT

I hereby certify that the information given to evaluate my application for tenancy is correct and complete. I authorize you to make any and all inquiries you believe necessary to evaluate my application. I further understand that any false or incomplete information is grounds for immediate rejection of this application, and/or termination of a subsequent lease. I specifically authorize and request all present or previous employers, mortgage holders, landlords, rental agents, credit grantors, banks, accountants, stock brokers and local, state and federal government agencies, and others, to release any requested information in the evaluation of my application.

SIGNATURE

PRINTED NAME

DATE

OFFICE USE ONLY BELOW THIS LINE

LEASING AGENT _____	Application received (date) ____/____/____	(time) _____	AM PM
Desired move-in date ____/____/____	Desired address: Owner code _____	Address _____	Unit _____