

# Art Minton Realty, LLC

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## Leasing Office Hours:

9 am – 5 pm  
Monday – Friday

1801-B Crane Ridge Dr.  
Jackson, MS 39216

## Tenant Application Form

Thank you for your interest in our property! Please read and complete all information sections provided. If you have any questions, please contact us by email or phone. Once we have your completed application it is generally 5-10 business days for the application(s) to be processed and reviewed.

### TO COMPLETE THE APPLICATION WE WILL NEED THE FOLLOWING INFORMATION:

1. Separate, complete application for each adult that will be living in the house.
2. \$30.00 application fee for each applicant.
  - a. Pay with a credit card on our website. <http://rentjackson.com/RentJackson-fee.htm>
  - b. Bring check/money order to the office
3. Proof of income
  - a. Submit a copy of your most recent check stub (or)
  - b. If self-employed, submit 2 years of federal tax forms (or)
  - c. Letter of Job Offer including salary (if in job transition)
4. Rental verification provided by your landlord. Link to form on our website.

### WHICH PROPERTY ARE YOU APPLYING FOR?

Address:	Desired Move-In Date:	Length of lease requested:
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### PERSONAL INFO

First Name:	Current Address:
Middle Name:	City, State, Zip:
Last Name:	Do you rent or own? :
Home Phone:	Landlord's Name:
Mobile Phone:	Landlord's Phone:
Email:	Rent Amount:
SSN/SIN:	Time at current address:
Date of Birth (for credit report):	Driver's License # and State:

### PRIOR RESIDENCE (If at current residence less than 2 years)

Address:	Rent Amount:
City, State, Zip:	Time at current address:
Landlord's Name:	Did you rent or own? :
Landlord's Phone	



**EMPLOYMENT HISTORY**

Current Employer:	Dates Employed:
Supervisor's Name:	Position/Title:
Phone Number:	Monthly Gross Pay:
Address:	Monthly Net Pay:
City, State, Zip:	
<b>PREVIOUS EMPLOYER (If at current job less than 2 years)</b>	
Employer:	Dates Employed:
Supervisor's Name:	Position/Title:
Phone Number:	Monthly Gross Pay:
Address:	Monthly Net Pay:
City, State, Zip:	

**OTHER INCOME**

List any additional monthly income (child support, SS, etc.)

Source:	Monthly Income Amount:

**MONTHLY PAYMENT OBLIGATIONS:**

i.e. Phone bill, car payment, credit cards, etc.

Payee:	Amount:	Payee:	Amount:

**OTHER HOUSEHOLD RESIDENTS**

List all adults and children who will be living at the property:

Name:	Age:	Name:	Age:

**PERSONAL REFERENCES (Not Relatives)**

Name:	Relation:	Phone Number:

**BACKGROUND**

Have you (or any person named on this application) ever been convicted of misdemeanor or felony? If yes, explain:

Have you (or any person named on this application) ever been evicted from a tenancy?

Have you (or any person named on this application) ever filed bankruptcy or been foreclosed on? If yes, describe action and what year:

**VEHICLES**

Make/Model	Year	License Plate #	Monthly Payment

**PETS**

Name:	Age:	Gender:	Type/Breed	Weight	Indoor/Outdoor	Spayed/Neutered (Y/N)?

**OTHER INFORMATION**

Are you obligated to pay alimony or child support? If yes, how much? :

Do you own a refrigerator? Do you own washer/dryer:

Do you own a lawn mower?

Who will be responsible for purchasing and replacing the air filter?

Applicant understands that any false answers or statements made will be sufficient grounds for termination and eviction. Art Minton Realty, LLC represents the property owner and not the tenant, receipt of MREC agency disclosure (available are RentJackson.com) is hereby acknowledged. Applicant hereby authorized Art Minton Realty, LLC to obtain a credit report. **Applicant agrees to pay the required fee of \$30.00 for EACH INDIVIDUAL CREDIT REPORT. Applicant understands and agrees that applicant will NOT receive a copy of this credit report. Applicant hereby authorizes present and past landlords, employers, banks, credit references and personal references to release information regarding applicant's credit, rental and employment histories. A copy of this authorization may be accepted as an original.**

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_