

About the Application Process

Thank you for your interest in the apartment that I have for lease. **DO NOT SEND ME AN APPLICATION FOR AN APARTMENT THAT YOU HAVE NOT ALREADY SEEN IN PERSON.** I only accept applications from people who we have met and shown apartments to.

The cost, per tenant, to apply for this apartment is **\$30.00**. This should be in the form of a check made payable to **Jared Meadors** and needs to be paid at the time you apply. (You can also Paypal it to me if you are out of town or out of the country but I do not accept credit cards.) This fee is to cover the cost of pulling your credit & verifying all of the info on your application.

Only after we receive your completed, signed application and the \$30 application fee will it be processed. This entails pulling your credit, verifying your employment, verifying your rental history, and checking your criminal background. If you rent currently, you will also need to complete a Rental Verification form. Everyone is run through the same basic process. No exceptions. The entire process may take two or three working days—sometimes longer if we can't get cooperation from your landlord, employer, etc.

If you are aware of any weak or derogatory information in any of these areas it is usually best to disclose this up front. I have certainly rented to people in the past with minor credit problems, little or no job history, etc. (I was 18 once, too.) Knowing about any issues in advance will save us both a lot of time and hassle. It's a person's overall strength (or weakness) as a potential tenant that I am trying to determine—and that is comprised of a lot of different things. A higher security deposit can sometimes offset weak areas of your application.

ALL OF MY APARTMENTS ARE NON-SMOKING APARTMENTS. If you smoke, you must disclose this up front and will need to smoke outside. If you do not follow this rule, your lease may be terminated and you may lose your deposit, so please don't go there.

Most typical PETS are allowed on a case-by-case basis. A cat is almost always ok. Dogs are usually 1st floor only and depend on size, breed, and feedback from your current landlord. Pet deposits are required for both and range from \$250 for a cat up to \$450 and up for a dog. \$375 for a lemur or a Capucin monkey. No wolverines or honey badgers please. I've had bad experiences with those in the past.

As a Landlord, the most important things to me are:

- (a) that you pay your rent on time every month
- (b) that you respect the space and take care of your unit
- (c) that you respect the other tenants' rights to quiet enjoyment of *their* space
- (d) that you adhere to the terms of your lease

If you do these things, we will never have a problem. If you do not feel that you can do these things, please do not apply. My happiness and the happiness of my other tenants are very important to me. I have neither the time nor the disposition to deal with people who cannot follow these simple rules.

Thank you!

Jared Meadors
Medusa Properties
www.medusaproperties.com
info@medusaproperties.com

RENTAL APPLICATION

(A separate application must be completed by each applicant.)

Applicant's Name: _____ Phone #: _____

Social Security #: _____ Date of Birth _____ email _____

Current Address: _____

Current Landlord & Contact #: _____

When did you move in? _____ When does lease end? _____ Rent? _____

Previous Address: _____

Previous Landlord & Contact #: _____

When did you move in? _____ When did you move out? _____ Rent? _____

Employer: _____ Phone: _____ Fax: _____

Hire Date: _____ Position: _____ Salary: _____

Previous Employer: _____ Phone: _____ Fax: _____

Hire Date: _____ Position: _____ Salary: _____

Do you have any pets? YES / NO If YES, what breed & weight? _____

Do you smoke? YES / NO If YES, you understand that smoking is NOT allowed inside the unit.

Who else will be living in the unit with you? _____

AUTHORIZATION: Applicant authorizes Landlord and Landlord's Agent, at any time before, during, or after tenancy, to:

- (1) Obtain a copy of Applicant's credit report
- (2) Obtain a criminal background check related to applicant and any occupant
- (3) Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Applicant's Signature

Date

(Every adult occupant must complete a separate application & be on the lease.)

RENTAL VERIFICATION

MedusaProperties.com

The individual signed below has submitted a rental application to MEDUSA PROPERTIES.

Please provide the information requested at the bottom and FAX this form back to our office at **713-583-6635**.

Thank you for your prompt response! :)

Name of Applicant: _____

I hereby authorize release of the information requested below for my rental address at:

Applicant's Signature / Date

Dates of Residency: _____ through _____

- Amount of Monthly Rent \$ _____
- Has Lease Expired? .. YES .. NO
- # of Late or NSF's .. none .. 1 .. 2 .. 3 .. 4 or more _____
- How many within the last twelve months? _____
- Has the individual complied with all community policies? .. YES .. NO
- Does this individual keep an animal on the premises? .. YES .. NO
- Has the animal at any time caused a problem or been a nuisance? .. YES .. NO
- Eligible for re-rental .. YES .. NO

Signature of Current Manager / Landlord

Date