



Parrish Realty Property Management

Post Office Box 1128

121-B E. Gannon Avenue, Zebulon, North Carolina 27597

(919) 269-5586 – Phone

www.rentparrish.com - Website

PLEASE READ AND FOLLOW THE DIRECTIONS CAREFULLY

**INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED AND
PROCESSING WILL BE DELAYED.**

Fees are \$50.00 per applicant. Application fees will NOT be refunded if you are not selected to rent the property.

All residents will be required to purchase and maintain renter's insurance with a minimum of \$300,000 for apartments or \$1 million in GENERAL LIABILITY coverage while occupying the property. You may choose your own coverage amount for your personal contents.

Anyone over the age of 18 residing will be required to fill out an application -- NO EXCEPTIONS. Anyone living in the residence without prior consent from landlord will be a violation of the lease agreement and could be grounds for eviction.

REQUIRED: INCOME DOCUMENTS ARE TO BE INCLUDED WITH THIS APPLICATION. Failure to provide required documents will result in your application being disqualified.

Please provide 1 of the following types of income documentation:

- (1) 30 days of your **most recent** pay stubs;
- (2) 3 months of your most recent bank statements showing your income and DEPOSITS;
- (3) copy of your most recent Federal tax return (first 2 pages). **(A letter from your employer is not sufficient documentation and will not be considered.)**

Properties cannot be placed on hold while your application is processed.

If approved, you will pay your security deposit to take the property off of the market. You will be required to either move into the property within 2 weeks of being approved or at the minimum, start paying rent.

Working with Real Estate Agents (Lease Transactions)

Disclosure of Landlord Subagency: When showing you property and assisting you in leasing a property, the agent and firm will represent the Landlord.

As an equal opportunity property management agency, we do not discriminate against any person because of race, color, religion, sex, physical or mental disability, family status or national origin.



DATE PROCESSED _____
Agent Name: _____
APPROVED _____ DENIED _____
App Fee: _____
Property : _____

Phone: (919) 269-5586 Web Address: www.rentparrish.com

PARRISH REALTY RENTAL APPLICATION

APPLICANT First Name: _____ Middle: _____ Last: _____

SSN: _____ Date of Birth: ____/____/____ Cell/Home Phone: _____

Email: _____

Current Address: _____ City/State/Zip: _____

LANDLORD INFO:

Time at Present Address: _____ (Yr./Mo.) Landlord Name: _____

Phone Number: _____ Email Address: _____

EMPLOYMENT INFO:

Employer/Company Name: _____ Phone: _____

Position: _____ Time With Employer: _____ (Yr./Mo.)

Monthly Income After Taxes \$ _____ (Attach 30 days of most recent paystubs)

BACKGROUND INFO:

Have you EVER been EVICTED? Yes _____ No _____

Do Owe Landlord for damages or outstanding rent? Yes/No/Unsure _____

Have you ever been charged with a criminal offense of any kind? (other than traffic) Yes/No _____

Nature of the Charge: _____ Were the charges Dismissed? Yes/No _____

Any misrepresentation OR falsification of ANY information could terminate any agreement entered into with Landlord.

OTHER OCCUPANTS: List Additional Individuals Living in the Household:

1. _____ Age: _____ 2. _____ Age: _____

3. _____ Age: _____ 4. _____ Age: _____

PETS: ONLY PETS UNDER 60 lbs. ARE ALLOWED. **NO AGGRESSIVE BREEDS ARE ALLOWED as defined under NC House Bill 956 ** (Rottweiler, Mastiff, Chow Chow, Perro de Presa Canario, Pit Bull --- including the American Staffordshire Terrier, the Staffordshire Bull Terrier and the American Pit Bull Terrier, and all wolf hybrids are defined under the House Bill as aggressive breeds.

Breed: _____ Weight _____ Age: _____

VEHICLE INFO:

Vehicle 1: (Year, Make, Model): _____ Color: _____ License Plate: _____

Vehicle 2: (Year, Make, Model): _____ Color: _____ License Plate: _____

I agree the information provided herein is true & correct and I authorize its verification in obtaining a credit report. I also acknowledge I have read the attached NCAR Form 521, "Working With Real Estate Agents (Lease Transactions)" and understand the Agent and Agency represent the Landlord in this transaction.

Applicant Signature: _____ Date: _____

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CO-APPLICANT INFORMATION

CO-APPLICANT First Name: _____ Middle: _____ Last _____

SSN: _____ Date of Birth: ____/____/____ Cell/Home Phone: _____

Email: _____

Current Address: _____ City/State/Zip: _____

LANDLORD INFO:

Time at Present Address: _____ (Yr./Mo.) Landlord Name: _____

Phone Number: _____ Email Address: _____

EMPLOYMENT INFO:

Employer/Company Name: _____ Phone: _____

Position: _____ Time With Employer: _____ (Yr./Mo.)

Monthly Income After Taxes \$ _____ (Attach 30 days of most recent paystubs)

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WORKING WITH REAL ESTATE AGENTS (LEASE TRANSACTIONS) (FOR TENANTS)

*NOTE: This form is designed for use by agents working with tenants. It is similar, but not identical, to the "Working with Real Estate Agents Disclosure (For Buyers)" published by the NC Real Estate Commission (available as NCAR Standard Form #520), which **must** be used by agents working with buyers.*

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate lease transaction, it is important that you understand whether an agent represents you.
- Real estate agents should (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this tenant.

Tenant Agency: If you agree, the agent who gave you this form (and the agent's firm) would represent you as a tenant agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written tenant agency agreement with you before making a written or oral offer for you. The landlord would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

Dual Agency Dual agency will occur if you lease a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the landlord at the same time. A dual agent's loyalty would be divided between you and the landlord, but the firm and its agents must treat you and the landlord fairly and equally and cannot help you gain an advantage over the other party.*

Designated Dual Agency: If you agree, the real estate firm would represent both you and the landlord, but the firm would designate one agent to represent you and a different agent to represent the landlord. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to lease.

Unrepresented Tenant (Landlord subagent): The agent who gave you this form may assist you in your lease, but will not be representing you and has no loyalty to you. The agent will represent the landlord and is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of their property.

Note to Tenant: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Tenant's signature	Tenant's signature	Date

Renee P. Baker
Agent's name

154067
Agent's license no.

Parrish Realty Property Mgmt. Co Inc.
Firm name

