

# MID-SOUTH HOME RENTALS

*a division of*



6225 Quintard St., Suite 203 Arlington, TN 38002  
Phone (901) 451-5201 Fax (901) 451-5204  
Website address – [www.rentmsh.com](http://www.rentmsh.com)

## LEASING QUALIFICATIONS

1. Monthly Net Income must be 3x's the monthly rent. All income must be documented through pay stubs, bank statements, or SSI letters.
2. Cannot have any recent rental judgements or evictions within the past five years.
3. Must be able to get utilities on in your name. Provide one of the following:
  - Copy of your current utility bill.
4. Cannot be a convicted felon or have lengthy or recent arrest history. A criminal background check will be performed on all applicants.
5. Must be current with your monthly rent at the current home you are leasing. All landlord references will be verified.
6. Will need to provide bankruptcy details (if this applies to you).

# MID-SOUTH HOME RENTALS

A division of: *Enterprise Realtors, Inc.*  
6225 Quintard St., Suite 203, Arlington, TN 38002  
Phone (901) 451-5201 Fax (901) 451-5204  
[www.rentmsh.com](http://www.rentmsh.com)

We would like to thank you for considering one of our homes as your next place of residence. We hope that the home/homes you have viewed today have met your expectations and will fulfill your family's needs. If you are ready to move forward with leasing one of the homes, please fill out the attached application. Please fill out all pages **COMPLETELY**. Below you will see a checklist of items that will need to be provided to us along with the completed application. THE APPLICATION PROCESS WILL BE DELAYED IF ALL INFORMATION IS NOT RECEIVED.

- **Verification of income that you earn or receive:** MOST RECENT 2-4 pay stubs with year-to-date earnings (2 pays stubs if paid bi-weekly/4 pay stubs if paid weekly). Any documents supporting SSI, child support, alimony, retirement payments. If you are starting a new job, you will need to get a letter from your employer on a company letterhead stating starting date, position, and income.
- **Current 2 month's bank statements.**
- **Copy of your most recent Utility bill:** Lessee **MUST** be able to get utilities in their name.
- **You will need to provide bankruptcy details (if this applies to you).**
- **Copy of your ID.**
- **Copy of your Social Security Card.**

**Signed Authorization / Release Form: MUST be signed by ALL applicants on the lease. This form allows us to contact your previous landlord, run a credit report and verify employment.**

**NO APPLICATION FEE! The application process is free!**

You can email, fax, or drop off your application at our office.

- Fax: (901) 451-5204 Attn: Tommie (or) Rhonda
- Email: Tommie at [thannah@enterpriserealtors.com](mailto:thannah@enterpriserealtors.com) (or) Rhonda at [rrush@enterpriserealtors.com](mailto:rrush@enterpriserealtors.com)

***\*\*WE REQUIRE ANYWHERE FROM THREE (3) TO FIVE (5) BUSINESS DAYS FOR PROCESSING YOUR APPLICATION. WE WILL CALL YOU IF WE HAVE ADDITIONAL QUESTIONS ABOUT YOUR APPLICATION\*\****

If you have any questions regarding the application process, please feel free to call one of our leasing consultants.

Tommie (901) 239-1332  
Rhonda (901) 430-4117

# MID-SOUTH HOME RENTALS

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## RESIDENTIAL RENTAL APPLICATION

(Please Complete Entire Form)

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Rent Amount: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_

Estimated Move-In Date: \_\_\_\_\_ Agent: \_\_\_\_\_

### PERSONAL INFORMATION

APPLICANT

CO-APPLICANT

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

DOB: \_\_\_\_\_ SSN: \_\_\_\_\_ DOB: \_\_\_\_\_ SSN: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Name/Age of Other Occupants: \_\_\_\_\_

Pets/Breed(some breeds restricted): \_\_\_\_\_

### Current Address

Are you renting? \_\_\_\_\_ Are you living with friends/family? \_\_\_\_\_ Are you a Homeowner? \_\_\_\_\_  
APPLICANT CO-APPLICANT

Current Address: \_\_\_\_\_ Current Address: \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Landlord Name: \_\_\_\_\_

Landlord #: \_\_\_\_\_ Landlord #: \_\_\_\_\_

Move-In Date: \_\_\_\_\_ Move-In Date: \_\_\_\_\_

Current Monthly Rent: \$ \_\_\_\_\_ Current Monthly Rent: \$ \_\_\_\_\_

### Previous Address

Are you renting? \_\_\_\_\_ Are you living with friends/family? \_\_\_\_\_ Are you a Homeowner? \_\_\_\_\_  
APPLICANT CO-APPLICANT

Current Address: \_\_\_\_\_ Current Address: \_\_\_\_\_

Landlord Name: \_\_\_\_\_ Landlord Name: \_\_\_\_\_

Landlord #: \_\_\_\_\_ Landlord #: \_\_\_\_\_

Move-In Date: \_\_\_\_\_ Move-In Date: \_\_\_\_\_

## Employment Information

APPLICANT

CO-APPLICANT

Employer Name \_\_\_\_\_

Employer Name \_\_\_\_\_

Employer Address \_\_\_\_\_

Employer Address \_\_\_\_\_

Employer Phone Number \_\_\_\_\_

Employer Phone Number \_\_\_\_\_

Hire Date \_\_\_\_\_

Hire Date \_\_\_\_\_

Monthly Take Home \$ \_\_\_\_\_

Monthly Take Home \$ \_\_\_\_\_

### VEHICLE INFORMATION

APPLICANT

CO-APPLICANT

Make \_\_\_\_\_ Model/Year \_\_\_\_\_

Make \_\_\_\_\_ Model/Year \_\_\_\_\_

License: \_\_\_\_\_ ST: \_\_\_\_\_

License: \_\_\_\_\_ ST: \_\_\_\_\_

Driver's License # \_\_\_\_\_

Driver's License # \_\_\_\_\_

IN CASE OF EMERGENCY- NOTIFY: \_\_\_\_\_ # \_\_\_\_\_

## Housing Voucher Information

Are you applying for this property with a Section 8 voucher? \_\_\_\_\_

If so, how much is the voucher for monetarily? \_\_\_\_\_

How many bedrooms are noted on the voucher? \_\_\_\_\_

Is this the first time you have been a voucher holder? \_\_\_\_\_

How many children do you have under the age of six? \_\_\_\_\_

What is the expiration date on your voucher? \_\_\_\_\_

Are your utilities in your name? \_\_\_\_\_

**I hereby certify that the above information is true and correct.**

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Co-Applicant \_\_\_\_\_

Date \_\_\_\_\_

# MID-SOUTH HOME RENTALS

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## AUTHORIZATION FOR RELEASE OF INFORMATION

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ Phone: \_\_\_\_\_

**Disclosure:** I authorize Mid-South Home Rentals to obtain information regarding the above person.

**I UNDERSTAND THAT:**

**\*I DO NOT HAVE TO SIGN THIS AUTHORIZATION BUT THAT MY REFUSAL TO SIGN COULD AFFECT MY RENTAL APPLICATION.**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## AUTHORIZATION FOR RELEASE OF INFORMATION

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ Phone: \_\_\_\_\_

**Disclosure:** I authorize Mid-South Home Rentals to obtain information regarding the above person.

**I UNDERSTAND THAT:**

**\*I DO NOT HAVE TO SIGN THIS AUTHORIZATION BUT THAT MY REFUSAL TO SIGN COULD AFFECT MY RENTAL APPLICATION.**

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE READ THESE CONDITIONS BEFORE SIGNING THIS APPLICATION

All homes are by default NON-Smoking properties. Tenant hereby agrees not to engage in any criminal activity, including illegal drugs and illegal use of firearms. Each pet will be charged a Non-Refundable \$300.00 fee and must be previously approved by Mid-South Home Rentals. This condition of pet ownership applies through the duration of your tenancy with Mid-South Home Rentals.

A Non-Refundable processing charge is payable with this application. Applicant understands that the processing fee will not be refunded under any circumstances or applied to any monies for lessor. Processing charges are \$45.00 per application and \$15.00 for each applicant thereafter. In the event of more than one resident, each resident understands he/she is jointly and separately liable for each provision of this contract. Lessor agrees to either approve or disapprove this application within 72 hours, provided that the Applicant has made available all information required in the application process.

If applicant fails to fulfill these conditions, this application will be deemed to have been withdrawn and lessor or applicant will be under no obligation, however, if applicant changes his/her mind about the unit after being approved, or for any other reason is not able to assume occupancy of the home, the deposit will be retained by the lessor as liquidated damages. If applicant is approved, the home holding deposit only, not the application fee, will be credited towards the security deposit on the property applied for at the time lease is executed on the property. If applicant is not approved, the deposit only, not the application fee, will be refunded to applicant. For refunding purposes, all refunds will be made in the form of a Mid-South Home Rentals company check.

If the applicants check is returned twice by his/her bank for insufficient funds, either for his/her rent and/or any other payments to Mid-South Home Rentals, the applicant understands that Mid-South Home Rentals may at its option require all future payments to be made in the form of cashier's check or money order. All monies paid at the lease origination must be paid in certified funds.

Applicant understands that the giving of false information or tendering a bad check may at lessor's option breach and void any subsequent lease. Notice in writing may be mailed to resident at leased premises or delivered to resident in person. Lessor's failure to deliver possession of the premises at the time agreed upon shall not subject lessor to damages in any amount whatsoever. Should applicant be approved to lease this subject property, then his/her rent must begin in not more than twenty-one (21) days from the date of the notice of approval.

I understand that this application is a part of a lease agreement. Also, as a part of normal procedure for processing this application, an investigative consumer may be obtained whereby information is secured through interviews with persons with whom I am acquainted. This report, if obtained, typically contains information as to my character, general reputation, personal characteristics and mode of living. I have the right to make a written request within a reasonable period of time for a complete and accurate disclosure of additional information concerning the nature and scope of this report. I understand that I may obtain this information by writing directly to a credit bureau, who will compile this report for a fee.

I/we hereby authorize disclosure of information in my/our credit report to individuals or companies who are directly involved in the proposed rental. **Initial** **Initial**

Facsimile copies of this document, as well as signatures hereon, may, in the direction of Mid-South Home Rentals, be treated as originals.

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

Co-Applicant's Signature \_\_\_\_\_ Date: \_\_\_\_\_

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Have you ever filed bankruptcy? YES      NO

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

Chapter filed: \_\_\_\_\_

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

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

If your bankruptcy is currently open, please provide your trustee's name and phone number.

Trustee's name: \_\_\_\_\_

Trustee's number: \_\_\_\_\_

By signing below, you are stating that all the above information is correct and true to the best of your knowledge. Any false information given will immediately withdraw you from the application process.

\_\_\_\_\_  
Prospective Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Prospective Applicant

\_\_\_\_\_  
Date

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## Move-In Request

Please note this is a request only, NOT a guarantee. At the time your application is approved this request will be submitted to the property owner/project manager. You will be notified if the owner chooses to provide one or both appliances. If not, you will be required to provide your own appliances. Appliances that are present at the time of viewing will remain at the property.

Please circle appliances you currently need:

Refrigerator      /      Stove

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





**Mid-South  
Home Rentals**

Please share where you saw this property advertised by circling one that applies:

- ZILLOW
- CRAIGSLIST
- RENTMSH.COM WEBSITE
- SIGN IN YARD (drove by property)
- FAMILY or FRIEND
- OTHER \_\_\_\_\_