

Turnkey Real Estate Management, Inc
3189 Princeton Road #298 Hamilton
OH 45011
(513) 275-1510 FAX (513) 217-2046

Dear Potential Tenant,

We would like to take this opportunity to thank you for considering us for your housing needs. If you are interested in renting our home, please take a few minutes to fill out the application. We have a couple ways of getting your information: you can either fax it to us at the number above, or drop it off at the UPS store location above on Princeton Road in front of the Walmart at Bridgewater.

We strive on approving applications as quickly as possible. We do our best to have you an answer within 24-hours. Here are a few things that can help speed up this process:

- Faxing your application to us
- Fill out the entire application
- Have all applicants sign the release form
- All occupants over the age of 18 must fill out entire application
- Attach pay stubs
- Attach proof of Child Support, SSI, or SSD
- Attach a copy of Applicant and Co-Applicants Photo ID
- Good Phone numbers for Landlords & Employment
- **Appliances are not included except for the Apartments, We can provide appliances at an additional monthly charge.**

Please note, You MUST fill out and sign the authorization to release information on page 6 for the application to be fully processed.

There is NO Application Fee and NO Credit Checks

If you are accepted, you will be required to sign a rental agreement in which you will agree to abide by the rules of the rental unit or complex. A complete copy of our rental agreement is available for anyone who would like to review it. In particular, in addition to other important requirements, please note that your rental agreement will:

- Require that you prevent all household members, guest, and visitors from engaging in any lease violating behavior
- Forbid you and any member of your household, or your guest, from engaging in illegal drug use, sale, manufacture, distribution, or other criminal activity on or near the property.
- Limit your ability to allow guests to stay for long periods without the advance permission of the landlord.
- Provide that serious or repeated violations of the lease requirements on these items, or any other item addressed by the rental agreement will result in termination of your rental agreement.

Please read the entire rental agreement carefully, as we take each part of the agreement seriously. The agreement has been written to help us prevent illegal activity from disturbing the peace of our rental units and to help make sure that our tenants are given the best housing we can provide.

We look forward to receiving your application and having the opportunity to provide you with quality housing. If you have any questions, please don't hesitate to give us a call. Thank you,

For a small monthly fee, you can rent a stove and/or refrigerator. Ask our staff when you call in!



Note :All apartments include a stove and refrigerator in your monthly rent.

Fax Locations: Library, Staples, Office Max, UPS Stores
Turnkey Real Estate Management, Inc
LEASE APPLICATION
Telephone: 513-275-1510 Fax 513-217-2046

Application must be filled out completely. Applicants must show driver's license or other picture I.D.

Rent:\$ _____ Deposit:\$ _____

Date _____ 20____, the undersigned hereby applies to rent the residence located at:

_____ City _____ from Turnkey Real Estate Management, Inc

****Address of Property you are interested in Print on line above**

Applicant:

Last Name _____ First _____ Middle _____ Maiden _____

Date of Birth _____ Soc.Sec.# _____ Telephone (____) _____

Driver's License # _____ Driver's License State _____

Email _____

Co-Applicant:

Last Name _____ First _____ Middle _____ Maiden _____

Date of Birth _____ Soc.Sec.# _____ Telephone (____) _____

Driver's License # _____ Driver's License State _____

Email _____

Other Occupants: (Include persons who regularly visit on an overnight basis-means 3 nights or more each week)

Name _____ SS# _____

Name _____ SS# _____

Name _____ SS# _____

Name _____ SS# _____

Vehicles:

License Plate # _____ State _____ Make _____ Year _____ Color _____

License Plate # _____ State _____ Make _____ Year _____ Color _____

Applicant's Current Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax(____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Rent per month \$ _____

Number of Bedrooms Rented _____ Reason for Leaving _____

Do you pay? Heat (yes, no) Cooking Fuel (yes, no) Electric (yes, no) Water (yes, no)

Name used for billing by: Gas & Electric Co. _____ Water Co. _____

Telephone Co. _____ For Telephone Number(____) _____

Applicant's Previous Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax (____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Month & Year Moved Out _____ Rent per month\$ _____

Applicant's Previous Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax(____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Month & Year Moved Out _____ Rent per month\$ _____

Co-Applicant's Current Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax (____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Month & Year Moved Out _____ Rent per month\$ _____

Co-Applicant's Previous Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax (____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Month & Year Moved Out _____ Rent per month\$ _____

Co-Applicant's Previous Address:

Street _____ Apt. _____ City _____ State _____ Zip _____

Landlord's Name _____ Landlord's Telephone (____) _____ Fax (____) _____

Landlord's Address _____ City _____ State _____ Zip _____

Month & Year Moved In _____ Month & Year Moved Out _____ Rent per month\$ _____

Current Employer _____

Supervisor _____ Phone(____) _____ Fax(____) _____

Address _____ City _____ State ____ Zip _____

Length of Time Employed _____ yrs. _____ mos. Position _____ Monthly Income \$ _____

Other source of current income? Source _____ Monthly Income \$ _____

Previous Employer _____

Supervisor _____ Phone(____) _____ Fax (____) _____

Address _____ City _____ State ____ Zip _____

Length of Time Employed _____ yrs. _____ mos. Position _____ Monthly Income \$ _____

Reason for Leaving _____

Co-Applicant Current Employer _____

Supervisor _____ Phone(____) _____ Fax(____) _____

Address _____ City _____ State ____ Zip _____

Length of Time Employed _____ yrs. _____ mos. Position _____ Monthly Income \$ _____

Other source of current income? Source _____ Monthly Income \$ _____

Co-Applicant Previous Employer _____

Supervisor _____ Phone(____) _____ Fax(____) _____

Address _____ City _____ State ____ Zip _____

Length of Time Employed _____ yrs. _____ mos. Position _____ Monthly Income \$ _____

Reason for Leaving _____

Other Income(Social Security or Unemployment) _____ amount _____

Applicant's References:

Bank Name	Address	Checking #	Savings #
_____	_____	_____	_____

Creditors	Address	Account #	Balance	Credit Limit
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Co-Applicant's References:

Bank Name	Address	Checking #	Savings #
_____	_____	_____	_____

Creditors	Address	Account #	Balance	Credit Limit
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**In Case of Emergency Contact: DO NOT NAME CO-APPLICANT Be sure and put complete Addresses *
APPLICANT AND CO-APPLICANT EMERGENCY CONTACTS CANNOT BE THE SAME**

Applicant:

Name _____ Address _____
City _____ State _____ Zip _____
Phone (____) _____ Relationship _____

Name _____ Address _____
City _____ State _____ Zip _____
Phone (____) _____ Relationship _____

Co-Applicant

Name _____ Address _____
City _____ State _____ Zip _____
Phone (____) _____ Relationship _____

Name _____ Address _____
City _____ State _____ Zip _____
Phone (____) _____ Relationship _____

Physician For Emergency : Applicant

Name _____ Address _____
Phone (____) _____

Physician For Emergency : Co-applicant

Name _____ Address _____
Phone (____) _____

What kind of pet do you have and how many?-(Renter's Insurance REQUIRED naming us as additional insured!) _____

Name of Your Attorney : _____

Mothers Maiden Name- App- _____ **Co-app-** _____

How long do you plan on living here: _____

Would you like to buy a home within the next 2 years? _____

1. If this Application is Accepted do you have the first month rent and deposit () Yes () No
2. If No, how much do you have now? \$ _____
3. Have you ever filed bankruptcy? () Yes () No
4. Have you (the applicant), or the co-applicant ever been convicted for dealing or Manufactation illegal drugs? () Yes () No
5. Have you ever been involved in any judgment or other legal proceedings () Yes () No
6. Have you (the applicant), or the co-applicant ever been convicted or pled guilty to a felony or misdemeanor? () Yes () No
7. Have you ever been served an eviction notice or been asked to vacate a property?() Yes () No
8. Have you ever willfully or intentionally refused to pay rent when due? () Yes () No
9. Have you ever changed your name?() Yes () No
10. Do you know of anything, which may interrupt your income or ability to pay rent? () Yes () No
11. If your answer is "yes" to any of the above questions, please provide complete details at the bottom of this page.
12. Is your credit good? () Yes () No

I have re-examined the information which I have provided on this application, and I agree that it is true and complete. I understand that providing false or incomplete information on this application shall be grounds for rejection of my application and/or immediate eviction.

Applicants will be rejected if it is determined that their presence or the presence of any of their household members would likely result in a threat to the health and/or safety of any staff, residents, guests or anyone else frequenting Turnkey Real Estate Management, Inc rentals, are subject to lifetime registration under any State sex offender registration program.

Rental history verifiable from unbiased sources. If you are related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, we may require: a qualified co-signer on your rental agreement (qualified co-signers must meet all applicant screening criteria) . **YOU WILL BE DENIED IF YOU ARE CURRENTLY UNDER EVICTION**

If this application is accepted, I agree to

- 1) Pay the Security Deposit in certified check, cashier's check, or money order within 3 days of the acceptance of this application;
- 2) Pay the first monthly rental installment in certified check, cashier's check, or money order prior to receiving keys or taking occupancy.

I understand that if this application is accepted and I decide not to rent the residence, my deposit will be forfeited.

I further understand that if this application is not accepted, my deposit shall be returned less a non-refundable credit checking fee of \$_____.

I hereby authorize **Turnkey Real Estate Management, Inc.** to obtain information concerning my past and present credit, rental, or employment history, and to answer any questions in the future regarding their experience with me. I hereby authorize any of the following sources, including but not limited to (1) credit reporting agencies, (2) public or privately owned utility companies, (3) governmental housing agencies, and (4) current or past landlords, employers, or creditors, to release any said information to the above named party. I hereby release any of the above sources, their officers, agents, or employees, from any liability for damages of any kind whatsoever, whether caused by negligence or not, which may at any time result to me by reason of compliance with the above mentioned inquiry, which may include the answering of specific questions and the giving of any information concerning my present or past record.

Applicant _____ **Date** _____

Co-Applicant _____ **Date** _____

Pets by Agreement Only

No Vicious Breeds of Dogs

Explanation of Questions 1-10

AUTHORIZATION TO RELEASE
INFORMATION

Date.....

To Whom It May Concern:

I do hereby authorize **Turnkey Real Estate Management, Inc** to obtain information concerning my past and present credit, rental or employment history. I hereby authorize any of the following sources including but not limited to (1) credit reporting agencies, (2) public or privately owned utility companies. (3) governmental housing agencies and (4) current or past landlords, employers or creditors, to release any said information to the above named party. I hereby release any of the above sources, their officers, agents, or employees from any liability for damages of any kind whatsoever, whether caused by negligence or not, which may at any time result to me by reason of compliance with the above mentioned inquires, which may include the answering of specific questions and the giving of any information concerning my present or past record.

Additionally, I give the above named party permission to copy and submit this form as needed for the purpose of processing my rental application or to continue to get information for credit collections.

This document will automatically expire in 15 years unless otherwise stated below.

Expiration Date: _____

Signed.....

Name.....

Address.....

.....
Date of Birth.....

Social Security #.....

Note: If Joint accounts, both parties must sign
One original form must be completed by each party

Signed.....

Name.....

Address.....

.....
Date of Birth.....

Social Security #.....