

RENTAL APPLICATION CRITERIA

JQS, LLC Properties

NOTICE: All applicants for residency are processed in accordance with specific criteria. In reviewing your application, the following items will be taken into account:

CREDIT

Your credit history will be checked through the appropriate credit reporting agencies and applicable governmental agencies.

RESIDENT/RENTAL HISTORY

Information regarding the last three years of your resident/rental history must be provided on your application. Information must include the complete address of each residence; the names, addresses & phone numbers of each landlord; and the dates of residence at each address. If any places of residence were owned by you, then information regarding your mortgage lender should be substituted for landlord information, along with the loan number.

EMPLOYMENT/SOURCE OF INCOME

Your local employment OR other source of regular income must be verified. Your gross monthly income must exceed three times the monthly rent of the residence which you wish to rent. If you are unable to verify your income OR if you have a marginal status regarding any of the above categories, either a guarantor or extra deposit may be required. In addition, if you are marginal in two or more categories OR if you have a high risk status, such as previous evictions, your application may not be approved.

CRIMINAL RECORD CHECK

Your name and identity may be checked against records of law enforcement agencies. We reserve the right to refuse rental of our properties to persons who have been convicted of a felony.

SECURITY DEPOSIT (Non Refundable)

In consideration of making a security deposit to reserve the premise applied for above, it is understood the deposit will be retained by JQS, LLC in the event that undersigned applicant does not lease and occupy subject premises. JQS, LLC agrees that this deposit will be returned in full, in the event the JQS, LLC elects not to lease the subject premises to the applicant.

To maximize your chances of approval and to expedite the process, please take the time to fill out your application as completely and as accurately as possible.

Application Fee & Processing (*applications are processed first come first serve*)

Fill out the application and mail or email to:

JQS, LLC Properties

PO Box 148

Hodgenville, Ky 42748

Email – jqsllc@yahoo.com

Fees (Non Refundable):

\$35.00 per Application

\$10.00 per Application (If you are using a co-signer)

**** A Co-signer is required if you don't have established credit history or don't make 3X the monthly advertised rent in gross income ****

JQS, LLC Properties

Rental Application

Applicant Information

First:		Middle:		Last:	
Date of birth:		SSN:		Email:	
Home Phone:			Cell Phone:		
Car (Type / Make / Year):			Tag #:		
Co- Applicants Name:					
Co- Applicants Name:					
Co- Applicants Name:					
Current Address:					
City:		State:		ZIP Code:	
Own	Rent	(Please circle)		Monthly payment or rent:	How long?
Landlord / Mortgage Holder:					Phone:
Previous address:					
City:		State:		ZIP Code:	
Owned	Rented	(Please circle)		Monthly payment or rent:	How long?
Landlord / Mortgage Holder:					Phone:
Have you ever been evicted from an Apartment:			Do you Smoke:		Do you use Drugs:
Have you ever been convicted of a Misdemeanor or Felony:			What:		

Employment Information

Current employer:			Supervisor:		
Employer address:					How long?
Phone:		E-mail:		Fax:	
City:		State:		ZIP Code:	
Position:		Hourly Salary (Please circle)		Annual income:	
Previous employer:			Supervisor:		
Employer Address:					How Long?
Phone:		E-mail:		Fax:	
City:		State:		ZIP Code:	
Position:		Hourly Salary (Please circle)		Annual income:	

Banking And Credit

Bank:		City:		State:	
Phone:		Checking (Yes or No):		Acct # (Last 4):	
Fax:		Savings (Yes or No):		Acct # (Last 4):	
Loan:		Type:		Balance:	
Credit Card:		Balance:		Acct # (Last 4):	
Credit Card:		Balance:		Acct # (Last 4):	

Emergency Contact

Name of a person not residing with you:					
Address:					
City:		State:		ZIP Code:	
Phone:					
Relationship:					
Do you have any medical conditions (If yes Please List):					
Condition 1:					
Condition 2:					

References		
Name:	Address:	Phone:
Referral – List anyone that referred you to JQS, LLC Properties		
Name:	Address:	Phone:
<p>I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application. I acknowledge that everything on this application to be truthful. In consideration of making a security deposit to reserve the premise applied for above, it is understood the deposit will be retained by JQS, LLC in the event that undersigned applicant does not lease and occupy subject premises. JQS, LLC agrees that this deposit will be returned in full, in the event the JQS, LLC elects not to lease the subject premises to the applicant.</p>		
Signature of applicant:		Date: