



Schulte Real Estate / Manchester Housing  
QUALIFICATION DISCLOSURE

There are several qualifying areas that at the option of the Landlord may be taken into consideration when processing an application for tenancy with Schulte Real Estate / Manchester Housing.

Those that we look at are the following:

- Employment/Income
- Rental References
- Police Logs
- Court History

If any one of the above is lacking, limited or negative, that could be grounds for denying your application(s) for tenancy. If application should be denied for any reason above, Applicant releases Landlord and Property Manager from any discrimination claims. I also understand that if, during background checks, there is found to be false information given on the application that is terms for denial. **A copy of a valid driver's license or ID card must be turned in with application.**

I understand that if application is being made on a vacant unit that is ready for occupancy that the rent & utilities shall begin immediately.

I understand that if the unit is not yet ready for occupancy, that rent and utilities shall start as soon as we inform new tenant that the unit is ready for occupancy.

Limited applicants may EACH be charged a deposit. However the total deposit shall not exceed twice the monthly rent.

Additionally, Landlord may require an acceptable Co-Signer. An acceptable Co-signer is usually a parent-homeowner who lives in Iowa with good credit. An approved Co-Signer must be present during lease signing. Each application is decided on a case by case basis and is at the sole discretion of the Landlord and Property Manager.

I agree that once turned in, this application becomes the sole property of Schulte Real Estate / Manchester Housing.

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Applicant Signature

Date



## Tenant Application

Schulte Real Estate / Manchester Housing

Property you are applying to live at: \_\_\_\_\_

### Applicant Information:

Applicant's Full Name (Last, First, Middle)	Date of Birth	Social Security #	Driver's License #
Email:	Home / Cell #	Work Phone #	

Spouse Full Name (Last, First, Middle)	Date of Birth	Social Security #	Driver's License #
Email:	Home Phone#	Work Phone #	

### Additional Occupants: (List Children Names and Date of Birth)

Name:	Date of Birth	Relationship to Applicant
Name:	Date of Birth	Relationship to Applicant
Name:	Date of Birth	Relationship to Applicant
Name:	Date of Birth	Relationship to Applicant

### Rental History:

<b>Applicant's Present Address:</b>	City	State	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House	
Current Landlord's Name	Address	City	Zip	Phone #
<b>Applicant's Prior Address</b>	City	State	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House	
Prior Landlord's Name	Address	City	Zip	Phone #

### Employment or Retired:

Current Employer (If self-employed, name of business)	Business Address		
Position	Type of Business	Dates: From - To	Monthly Income

### Income Sources:

Source:	Monthly Income:	Additional Sources:	Total Income:
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### Other Info:

Does Applicant or any Proposed Occupant smoke or vape? <input type="checkbox"/> Yes <input type="checkbox"/> No
Does Applicant or any Proposed Occupant have any animals? <input type="checkbox"/> Yes <input type="checkbox"/> No Number of Pets _____ Type: _____
Have you or any proposed occupant ever:  Been Convicted of a felony? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____ _____
Been convicted for an offense which would require them to register as a Sex Offender in any state? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____ _____
Been evicted, broken, defaulted or violated a rental agreement? Or been sued for nonpayment of rent? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____ _____
Been convicted for a misdemeanor other than a minor traffic violation? <input type="checkbox"/> Yes <input type="checkbox"/> No Describe: _____ _____

Any serious medical issues that we should be aware of:

\_\_\_\_\_

\_\_\_\_\_

### Additional Notes:

I hereby authorize Schulte Real Estate to discuss the reference(s) and other data herein listed on this application. Applicant is stating that everything provided on this application is true and correct.

\_\_\_\_\_  
Applicants Signature

\_\_\_\_\_  
Date

### Office Use Only:

Application Processed By:	
Approved:	Denied:

Copy of Drivers Lic/ID:	Deposit Paid:
Copy of Deposit Receipt:	Lease Signed: