Authentisign ID: 6B1C3C8D-24BC-F111-A6A9-000D3A4FF82A

Broker:Premiere Realty
7927 Jones Branch Dr. Suite:520 Mclean VA 22102
Office Phone: 703-748-0001

Rental Application Instructions – Required Items

Please submit the following documents with **each rental application**:

1. **Completed Rental Application Form**
   - Each adult (18+) must fill out a separate application.
2. **Application Fee**
   - $45 per applicant, **non-refundable**.
   - Payable to **JC Real E Solutions**.
   - A payment link will be sent **after the completed application** is received.
3. **Income Verification**
   - Two (2) most recent pay stubs.
   - Two (2) most recent **W-2s** or **tax returns**.
4. **Photo Identification**
   - A clear copy of a valid **photo ID** (e.g., driver's license, passport).
5. **Credit Explanation Letter**
   - If applicable, please include a brief letter explaining **any credit discrepancies**.
6. **Subsidized Housing Applicants**
   - If using **Section 8 Housing Choice Voucher (HOC)**, a valid copy must be submitted with the application.

To qualify for the rental, applicants must meet the following criteria:

- **Income:** Gross monthly household income should be at least **3 times the monthly rent**
- **Credit:** Minimum credit score of **600** preferred (lower scores may be considered with strong compensating factors)
- **Rental History:** Positive rental history with no prior evictions or ongoing landlord disputes
- **Employment:** Stable employment or verifiable income source

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Submit Applications:

- **In Person:** Hand-deliver to our office
- **By Email:** Send all documents to **Josue Bonifacio** at:
  📧 **Josue@jcdmvhomes.com & Carmen@jcdmvhomes.com**

THANK YOU FOR YOUR INTEREST IN OUR LISTING!

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Completed by Landlord/Property Mgr
Date & Time Received:
Credit Check Fee:
Received By:
Address of Property:
Rental Term:
Rent Amount:
Security Deposit:

Rental Application

Applicant

(Additional occupants over 18 years old and Co-Signer must submit a separate application)

Name (First, Middle and Last Name:)

Birthdate: SSN: Email:

Cell Phone: Work Phone:

DL State & Number: License Plate State & Number:

Vehicle Make: Model: Year: Color:

Additional Occupants

List everyone including family members who will be occupying the home:

Full Name	**Relationship to you**

Address History

Current Address:

Reason for Leaving:

Dates Occupied: Has Notice been Given?:

Rent Amount: Security Deposit Amount:

Landlord/Property Manager Name: Landlord/Manager's Phone:

Previous Address:

Reason for Leaving:

Dates Occupied: Has Notice been Given?:

Rent Amount: Security Deposit Amount:

Landlord/Property Manager Name: Landlord/Manager's Phone:

Additional Previous Address:

Reason for Leaving:

Dates Occupied: Has Notice been Given?:

Rent Amount: Security Deposit Amount:

Landlord/Property Manager Name: Landlord/Manager's Phone:

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Employment History

(If you are self-employed please attach your past 2 tax returns. If you are employed please attach your last 2 paystubs)

Employer Name & Address:

Supervisor Name:

Supervisor's Phone: Your Position/Title:

Salary/Wage: Dates of Employment:

Additional Employer Name & Address:

Supervisor Name:

Supervisor's Phone: Your Position/Title:

Salary/Wage: Dates of Employment:

Other Source of Income: Amount Monthly:

Other Source of Income: Amount Monthly:

References

Contact Name:

Relationship:

Phone Number:

Contact Name:

Relationship:

Phone Number:

Miscellaneous

Do you have pets? ☐ Yes ☐ No

If yes, please describe the pet. (breed & weight)

Does anyone in your household smoke? ☐ Yes ☐ No

Authorization – Tenant Disclosure and Release

In connection with my tenant application with you, I understand that consumer reports which may contain public record information may be requested to evaluate my rental application. These reports may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records. I understand that if my credit file is accessed, it will result in a soft credit inquiry. I hereby authorize procurement of consumer report(s). If approved as a tenant, this authorization shall remain on file and shall serve as ongoing authorization for you to procure consumer reports at any time during my contract period.

Print Name

Signature Date

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TENANT DISCLOSURE AND RELEASE

In connection with my tenant application, I understand that consumer reports which may contain public record information may be requested from StarPoint Screening, Pensacola, Florida. These reports, prepared in accordance with the Fair Credit Reporting Act (FCRA), may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records.

I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY STARPOINT TO FURNISH THE ABOVE-MENTIONED INFORMATION.

Print Name

Social Security No.

Maiden / Other Names Used

Current Address (Street)

City, State, Zip Code

Date of Birth

Signature

Date