

A non-refundable application fee will be charged upon completion of this application.

Initial Application Fee \$30.00
Additional Adult \$30.00

In order to hold a property for someone while processing the application, the deposit must be paid at time of applying.

RENTAL APPLICATION



www.nebraskaris.com

Application fee **MUST** be separate from deposit.

Check or Money Order Only
No Cash Over \$30 Accepted

Photo ID Required

**Nebraska Real Estate Investment Solutions, Inc. 6121 S. 58th Street, Suite A, Lincoln, NE 68516
(402) 435-5000 Fax (402) 435-5022**

Address I am applying for (address & apt #) _____ **Agent:**

1. **Legal Name** _____
First Middle Last

Other Names Used _____

Soc Sec # _____ DOB _____ Dr Lic # _____ State _____

Applicant Phone # () _____ E-Mail Address _____

Spouse _____
First Middle Last

Other Names Used _____

Soc Sec # _____ DOB _____ Dr Lic # _____ State _____

Applicant Phone # () _____ E-Mail Address _____

2. **Current Address** _____ Landlord Phone # () _____

City _____ State _____ Zip _____ Landlord Address _____

How Long _____ Current Rent _____ Has proper notice been given? Yes ___ No ___

Current Landlord/Mortgage Lender _____ Reason for Moving _____

3. PREVIOUS ADDRESS

Rental Address/Zip Code	Dates Occupied	Landlord	Landlord Phone	Landlord Address
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4. 1ST PERSON INCOME (while residing in a Nebraska RIS managed property)

Current Employer _____ Employer Address/Zip _____

Phone # () _____ Job Title _____ Date Employed _____

Name of Supervisor _____ Gross Income _____ /year \$ _____ /month

5. SPOUSE INCOME (while residing in a Nebraska RIS managed property)

Current Employer _____ Employer Address/Zip _____

Phone # () _____ Job title _____ Date Employed _____

Name of Supervisor _____ Gross Income _____ /year \$ _____ /month

Other Income: Source _____ **Amount \$** _____ /month

6. LEGAL NAMES OF ALL PEOPLE THAT WILL OCCUPY UNIT INCLUDING YOURSELF AND MINORS

Name	Relationship	Age	Name	Relationship	Age
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

How did you hear about us? _____

7. PERSONAL HISTORY

Have you ever been charged with or convicted of a felony? _____ Yes _____ No If yes, what year? _____

Are you a registered sex offender? _____ Yes _____ No

Do you have a pet? _____ Yes _____ No If yes, what kind _____ Weight _____

We require a photo & vet verification of breed letter for all dogs If dog, what breed _____

Have you been asked to move out or been evicted? _____ Yes _____ No If yes, what year? _____

If you answered yes to any of these questions, please explain: _____

8. IN CASE OF EMERGENCY NOTIFY:

Name _____ Address _____ City _____ State _____ Zip _____

Phone (h) _____ (w) _____ (c) _____ Relationship _____

9. VEHICLE(S)

Make/Model _____ Make/Model _____


Year _____ Year _____


Color _____ Color _____

Lic Plate # _____ Lic Plate # _____

Applicant understands that by signing this application, applicant authorizes management to remove this rental unit from the rental market. Applicant is legally obligated for the rental unit, and will be held responsible accordingly. If the application should be canceled after two days from the date application is submitted, the ENTIRE deposit will be retained as termination charges. All cancellations must be in writing. If the application is declined, the deposit will be refunded. I also understand that PETS ARE NOT ALLOWED UNLESS WITH WRITTEN CONSENT FROM THE LANDLORD. By signing this application, I declare that all of my responses are true and complete and I authorize Nebraska RIS, Inc. to verify above information through a consumer-reporting agency. This agency is *Tenant Data Services, Inc.* (402) 934-0088. The function of this agency is to track and maintain records, such as your resident conduct and personal credit history. *Tenant Data Services, Inc.* will also obtain a credit report on all applicants. Management reserves the right to refund the deposit of any applicant who is not approved. Applicant authorizes current/previous employer and landlord to release information as requested by Real Estate Investment Solutions, Inc. for purposes of this application. Any false information or statement on this application can lead to rejection of your application or immediate termination of your lease. When a Co-signer is required, the Co-signer application must be filled out completely, signed and delivered to our office within 24 hours of being informed. If the Co-Signer application is not received within a 24 hour period, the unit applied for will be put back on the market.

APPLICANT SIGNATURES BELOW :

 **SIGNATURE:** _____
DATE : _____

 **SIGNATURE:** _____
DATE : _____

OFFICE USE ONLY :

RCVD BY : _____	UTILITIES: G ___ E ___ W ___ T ___
DATE/TIME : _____	POSSESSION DATE _____
APP FEE PD : _____	RENT\$ _____ DEPOSIT\$ _____
DEPOSIT PD: _____	APP FEE \$ _____ LEASE TERM _____

NEBRASKA REAL ESTATE INVESTMENT SOLUTIONS, INC.

6121 S. 58th Street – Suite A (402) 435-5000

Lincoln, NE 68516

RESIDENCY VERIFICATION FORM

To Whom It May Concern:

This letter gives you permission to disclose the following information to Nebraska RIS, Inc. This form is necessary for the completion of my application. I would appreciate your cooperation in returning this information as soon as possible.

Thank you.

Applicant's Signature

Date

Spouse's Signature

Date

OFFICE USE ONLY

Applicant's Name _____

Applicant's Address (Street, City, State & Zip) _____

Lease Start Date _____ Lease End Date _____ Proper Notice given? ___Yes ___No

Amount of rent paid by applicant? _____ Is tenant being evicted? ___Yes ___No

Rent paid on time? ___Yes ___ No If late, how many times in the last 6 months? _____

Any outstanding balance owed? ___Yes ___ No _____Amount

NSF's? ___Yes ___ No If yes, how many? _____

Pets? ___Yes ___ No

Were/Are there any lease violations or complaints about this tenant? _____Yes _____No

If yes, please explain. _____

Given the opportunity, would you rent to this tenant again? _____Yes _____No

If no, please explain. _____

Are you related to the applicant? _____Yes _____No

Name of Verifier or position held _____

****PLEASE RETURN AS SOON AS POSSIBLE****

NEBRASKA REAL ESTATE INVESTMENT SOLUTIONS, INC.

PHONE (402) 435-5000

FAX (402) 435-5022

THANK YOU!