



Block & Associates Realty

107 Edinburgh South Dr., Suite #100 - Cary, NC 27511

Visit Us Online at: www.BlockRealty.com

Phone: (919) 459-6300 Fax: (919) 459-6301

RENTAL OFFER

The undersigned hereby makes application to rent the property located at the address listed below:

Beginning on _____, 20____, for a term of _____ months at a monthly rental rate of \$_____

Property was shown to the applicant by: _____, an agent with _____

on _____. The agent can be contacted by phone at _____ or by email

at: _____ Block Listing Agent: _____

Tenant _____ has _____ has not made an onsite personal examination of the Property prior to making this offer.

PERSONAL INFORMATION

APPLICANT:

First Name: _____ Middle: _____ Last Name: _____

Date of Birth: _____ Social Security #: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email Address: _____ Photo ID #: _____ State: _____

CO-APPLICANT:

First Name: _____ Middle: _____ Last Name: _____

Date of Birth: _____ Social Security #: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email Address: _____ Photo ID #: _____ State: _____

OTHER OCCUPANTS (including children):

Full Name: _____ Age: _____ Relationship: _____

Full Name: _____ Age: _____ Relationship: _____

Full Name: _____ Age: _____ Relationship: _____

Full Name: _____ Age: _____ Relationship: _____

PETS:

Do you have any pets? _____ If so, please complete the section below.

	HOW MANY	DECLAWED	FIXED	AGE	SEX	WEIGHT	BREED
CAT							
CAT							
DOG							
DOG							
OTHER							
OTHER							

VEHICLE INFORMATION:

Year: _____ Make: _____ Model: _____ Tag #: _____ State: _____
Year: _____ Make: _____ Model: _____ Tag #: _____ State: _____
Year: _____ Make: _____ Model: _____ Tag #: _____ State: _____
Year: _____ Make: _____ Model: _____ Tag #: _____ State: _____

QUALIFICATION QUESTIONS:

Have any of the applicants ever had a foreclosure? No Yes
▪ If so, Year? _____

Have any of the applicants ever filed bankruptcy? No Yes
▪ If so, Year? _____

Have any of the applicants ever been evicted for any reason? No Yes
▪ If so, Year? _____

Have any of the applicants ever intentionally refused to pay rent when due? No Yes
▪ If so, Year? _____ Explain: _____

Have any of the applicants ever been convicted of, plead guilty, or no contest to a felony offense? No Yes
▪ If so, please provide the date of conviction: _____
▪ Facts surrounding conviction: _____
▪ State & County in which the felony and/or conviction occurred: _____

Should you fail to mark an answer to any of these questions, we shall consider such failure as your intentional representation that the answer is "No." Should we later discover that any "No" representation is false, it shall constitute your breach of Paragraph 14 of the Lease.

RESIDENCE HISTORY (for past 3 years beginning with the most current):

Current Address: _____ City: _____ State: _____ Zip Code: _____

Move-In Date: _____ Move-Out Date: _____ Reason for Leaving: _____

Owner/Agent: _____ Contact Phone: _____ Monthly Payment: _____

Are you under a lease? _____ If so, when does lease expire: _____ Are you a homeowner? _____

Have you given proper notice as required by your lease to vacate? _____
▪ If no, please explain: _____

Previous Address: _____ City: _____ State: _____ Zip Code: _____

Move-In Date: _____ Move-Out Date: _____ Reason for Leaving: _____

Owner/Agent: _____ Contact Phone: _____ Monthly Payment: _____

Are you under a lease? _____ If so, when does lease expire: _____ Are you a homeowner? _____

Have you given proper notice as required by your lease to vacate? _____
▪ If no, please explain: _____

Previous Address: _____ City: _____ State: _____ Zip Code: _____

Move-In Date: _____ Move-Out Date: _____ Reason for Leaving: _____

Owner/Agent: _____ Contact Phone: _____ Monthly Payment: _____

Are you under a lease? _____ If so, when does lease expire: _____ Are you a homeowner? _____

Have you given proper notice as required by your lease to vacate? _____
▪ If no, please explain: _____

EMPLOYMENT INFORMATION:

PROVIDE NEW/LOCAL EMPLOYMENT INFORMATION. Please attach a copy of a recent paystub or employment letter. If self-employed, please provide documentation of income, e.g., copy of last 2 years tax returns, 3 months of bank statements, copy of 1099.

APPLICANT'S EMPLOYMENT STATUS:		Full Time:	Part-Time:	Student:	Retired:	Unemployed:
Current Employer: _____	Position: _____					
Address: _____	City: _____	State: _____	Zip Code: _____			
Start Date: _____	End Date: _____	Gross Monthly Salary: _____				
Supervisor: _____	Contact Phone: _____					
Previous Employer: _____	Position: _____					
Address: _____	City: _____	State: _____	Zip Code: _____			
Start Date: _____	End Date: _____	Gross Monthly Salary: _____				
Supervisor: _____	Contact Phone: _____					

CO-APPLICANT'S EMPLOYMENT STATUS:		Full Time:	Part-Time:	Student:	Retired:	Unemployed:
Current Employer: _____	Position: _____					
Address: _____	City: _____	State: _____	Zip Code: _____			
Start Date: _____	End Date: _____	Gross Monthly Salary: _____				
Supervisor: _____	Contact Phone: _____					
Previous Employer: _____	Position: _____					
Address: _____	City: _____	State: _____	Zip Code: _____			
Start Date: _____	End Date: _____	Gross Monthly Salary: _____				
Supervisor: _____	Contact Phone: _____					

ADDITIONAL INCOME:

Source of Income: _____	Contact Phone: _____	Monthly Amount: _____
Source of Income: _____	Contact Phone: _____	Monthly Amount: _____
Source of Income: _____	Contact Phone: _____	Monthly Amount: _____
Source of Income: _____	Contact Phone: _____	Monthly Amount: _____

Please attach proof of income for any additional income to be considered when evaluating your application.

EMERGENCY CONTACT:

Name: _____	Relationship: _____	Email Address: _____
Address: _____	City: _____	State: _____ Zip Code: _____
Home Phone: _____	Work Phone: _____	Cell Phone: _____

TERMS OF THIS APPLICATION:

This offer hereby constitutes my offer to the owner of the above-described premises (hereinafter "premises"), through owner's agent Block & Associates Realty, hereinafter referred to as "Block," to lease the premises for the term and upon the conditions set forth in this offer. In addition to the non-refundable offer fee of \$_____, I hereby tender \$_____ as earnest

money to be refunded to me if this offer is not accepted by the owner of the above-described premises. However, I agree that the owner shall apply the earnest money to the first month's rent upon acceptance of this offer. Before I am given possession of the premises, I agree to execute a lease agreement for the premises and pay the security deposit as determined by the owner.

I understand and agree that my earnest money does not bind the owner in any way (i) to lease the premises to me or (ii) to remove the premises from the real estate market, unless and until the owner approves and otherwise accepts my rental offer, and I understand and agree that Block cannot approve or accept my rental offer without the owner's express and actual (not apparent) authority. I also understand that the decision to approve or reject my application is made solely by the owner, not Block. I agree that if I fail or refuse, for any reason whatsoever, 1) to execute a written lease agreement for the premises AND 2) to pay the required security deposit within seventy-two (72) hours after owner has accepted this offer and owner or owner's agent has notified me of owner's acceptance of this offer, I understand and agree the owner's acceptance shall constitute an oral lease agreement with me for the premises at the agreed rate for a period of one (1) year, and as such, the owner shall consider the earnest money as a security deposit, in which case the owner shall apply the balance of the security deposit to any and all unpaid rents and related damages pursuant to N.C. Gen. Stat. §42-51 and N.C. Gen. Stat. § 42-52. The application of the entire balance of the earnest money/security deposit to unpaid rents under the oral lease in no way releases me from continuing liability under the lease; I understand and I agree that if I fail to take possession and sign a written lease for the premises as required above, I shall be liable for the rent until (1) the end of the one-year oral lease term or (2) until the premises re-rents at the same or higher rate to another tenant, whichever event occurs first.

Notwithstanding the preceding terms of my offer, I acknowledge and agree that owner and/or owner's agent may reject this rental offer without liability of any kind in the event that my offer is not approved due to (1) negative information contained in my credit report(s) and (2) any other negative information, including but not limited to my criminal history and any negative rental references. I agree that owner is not bound by the principle of "first come, first serve," and as such, owner has the unrestricted right to withhold their approval and to reject my rental offer if the owner receives any negative information regarding my credit record, criminal history, or rental history. In the event the owner rejects my rental offer, I have the right to demand and secure the return of the earnest money from owner or owner's agent. Otherwise, the remaining terms of my offer shall control upon acceptance of offer by owner and owner's agent.

I hereby authorize Block to whom this offer is made, any credit bureau or other investigative agency employed by Block, to investigate the references herein listed or statements or other data obtained from me or from any other person pertaining to my credit, financial responsibility and qualifications as a lessee. I hereby release all parties from all liability for any damage that may result from furnishing this information to Block. I hereby acknowledge that the above information is correct to the best of my knowledge.

I understand that in the process of verifying information on my rental offer, Block will be contacting my current landlord/mortgage holder and employers. I grant permission for this and also give permission for Block to secure a credit report on me from a national reporting agency.

I understand that my rental offer processing fee of \$50/individual and \$60/joint is non-refundable. I understand and agree that Block will collect from me the equivalent of one month's full rent as earnest money prior to processing my offer. This earnest money is given to validate my intention to rent the property upon approval of my offer. I understand that the earnest money given shall be immediately deposited into Block's Trust Account

Once your offer information is processed, we contact the owner of the property to present your rental offer. Please allow sufficient time for the owner of the property to address your offer. If your offer is denied, a check will be issued to you to refund your earnest money check within two days of check clearance. Upon approval of your offer, a lease will be drafted and arrangements for obtaining signatures made. The property is available for the advertised lease term. If you request a lease term other than that advertised, the Landlord may request additional rent or may deny your offer.

The property condition of the rental is "as is" unless you specify work you want to be done as a part of your rental offer. Please indicate to the agent, and on this form, any items that need to be addressed with your offer.

1. _____
2. _____
3. _____
4. _____

All utilities are the responsibility of the tenant unless otherwise specified. Utility service in your name for the rental must commence no later than your lease start date. If you have questions concerning utility service, please ask Block. Utility companies may require deposits.

Pets may be permitted at the property on a conditional basis. Pets will be considered case by case with the owner's approval. There may be a non-refundable pet fee and/or additional deposit required for any pets permitted with the lease.

All rental moneys, including pet fees, must be paid on or before the start of your lease date, regardless of whether you take possession at that time. To pay by personal check, Block must receive your payment no later than 15 days prior to your move-in. Otherwise; your payment must be in the form of a money order or certified check.

Standard items Block includes in the North Carolina Residential Rental Agreement are as follows:

1. Lawn maintenance is the responsibility of the tenant unless otherwise specified.
2. The tenant will allow showings of the property, with notification, no later than 60 days prior to the end of the tenant's occupancy.
3. Rentals beginning other than the first day of the month may be prorated on a daily basis.
4. Tenant is responsible for professionally cleaning carpets at move-out.

All other terms of the North Carolina Rental Agreement apply, including that the tenant is liable for the full rental term specified in the lease. If the tenant breaches the contract, the tenant is liable for: 1) Any unpaid rents and any future lost rental moneys due to vacancy; 2) Any costs/fees incurred by the Landlord to re-let the property due to Tenant's breach, including any fees to agencies used for assistance in re-letting the property; and 3) Any costs necessary to clean/repair property to its original condition.

The North Carolina Residential Rental Agreement requires that tenants maintain renter's insurance. The owner may require proof of insurance. The tenant is not permitted to assign the lease to another party or sublet the property in whole or part. Landlord may hold your security deposit in an interest-bearing trust account. Interest to accrue to the Landlord or as the Landlord directs.

It is understood Block is the agent of the Landlord. If you are asked by a Block representative to sign a Dual Agency Agreement, Block will act as agent for both you and Landlord. I acknowledge and agree that verbal negotiations are binding and enforceable.

Block & Associates Realty abides by the Fair Housing Laws of the State of North Carolina.

If you have any questions concerning the application and rental process, please contact our office at 919-459-6300.

I have read and understand the provisions provided as stated above.

Applicant's Signature

Co-Applicant's Signature

Applicant's Name (Printed)

Co-Applicant's Name (Printed)

Date Signed

Date Signed

FOR OFFICE USE ONLY – RECEIPT OF FUNDS

EARNEST MONEY RECEIVED \$ _____ CHECK # _____

NON-REFUNDABLE PROCESSING FEE RECEIVED \$ _____ CHECK # _____

RECEIVED BY: _____ DATE: _____