



4Seasons Vacation Rentals & Sales, LLC.

PO Box 211

370 South Main St

Jefferson, NC 28640

336-246-2700

Reserve4Seasons@gmail.com

www.4SeasonsVacations.com

Thank you for your interest in renting a property managed by 4 Seasons Vacation Rentals & Sales.

Each person age 18 or older is required to submit a completed and signed application.

- Non-Refundable Application Fee of \$65 per applicant.
Application Fee is due at time of processing your application for a specific property you are applying to rent.
- Picture I.D.(DMV, Green Card, Visa or Passport may be accepted)
- Proof of income - pay stubs, 3 months bank statements. For independent contractors the last year's tax return.
- Background and Credit Check/Report required. You will receive a link by email to complete this process. An additional fee will apply per applicant.
- For pet friendly properties a pet fee will apply per pet, per lease term.
- When your application is approved, your initial payment must be paid. The initial payment may vary or increase if the applicant has no rental/credit history or if information on the application otherwise warrants non-acceptance. Property remains on the market until monies due and a signed lease are received. Rent is due on the 1st day of each month. Monies paid via credit /debit card will incur a 3% processing fee.
- Upon signing a rental contract and by the start date of the rental contract you must obtain renter's liability insurance. The policy must be \$1,000,000 liability and \$5000 MedPay.
4 Seasons must be listed as additionally insured. We strongly recommend applicants also include tenants' personal property coverage. We require a copy of this Certification of Insurance.
- 4 Seasons Vacation Rentals & Sales, LLC., REALTORS operates in strict compliance with the Fair Housing Act to protect people from discrimination when they rent or purchase housing. Upon receipt of a fully-completed application, the Long Term Coordinator will 1-verify income, 2-run a background check, 3-pull a credit report, 4-research rental and/or ownership history, and 5-check references. All items are taken into consideration when evaluating applicants and processing.

Authorization and Release Of Information

Each applicant understands that the agent represents the Owner of the premises.

Each applicant certifies information provided in this application is true and accurate to the best of their knowledge. If any applicant withholds or gives false information, this application is considered void and may terminate the lease agreement.

The Owner of the premises you are applying for carries insurance on the dwelling only. We strongly recommend you acquire renters insurance for your own household goods. The agent nor the owner of the property is responsible for damages to your personal property. Renter's Liability Insurance is required and proof of policy is required before possession of rental property is granted.

Owner and Agent are pledged by the letter and spirit of the U.S. policy for achievement of equal housing opportunity. We encourage and support affirmative advertising and marketing programs in which there are not barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, elderliness, national origin, sexual orientation, or gender.

Release Of Information:

I, in connection with this application, authorize all Companies, Credit Agencies, Banks, Persons, Educational Institutions, Law Enforcement Agencies, Military Services and current and former Employers, current & former Landlords to release information, they may have about me to 4 Seasons Vacation Rentals & Sales and their agents, and release them from any liability or responsibility for doing so.

I authorize procurement of an investigative consumer report, credit history report and background history report and understand that such a report may contain information about my character and personal reputation and that further information may be made available upon written request within a reasonable period of time. I also understand that a criminal background check will be obtained relevant to this application. I understand that the agent for this property may share this information with the owner of the property for the purpose of determining my eligibility. I understand this notice will also apply to any further update reports that may be requested.

Applicant's Printed Name: _____

Social Security #: _____ Date Of Birth: _____

Applicant's Signature: _____ (Seal)

Applications submitted on: ____/____/____ at ____ a.m./p.m.
(Date) (Time)

APPLICATION FOR TENANCY

Bring completed application to our office or email to: Reserve4Seasons@gmail.com

Application is hereby made to lease the premises at _____

beginning on: _____. Lease term requested: _____ Monthly Rent: \$ _____

APPLICANT INFORMATION

Name: _____ SS#: _____

Date of Birth: ____/____/____ NCDL# _____

Current Address: _____

Current Phone #: _____ How long at current address: _____

Cell Phone #: _____ E-mail: _____

☐ Rent ☐ Own - Monthly Rent or Mortgage \$ _____ Reason Leaving: _____

Do you have a lease: ☐ Yes ☐ No - Lease End Date: ____/____/____ Notice Given: ☐ Yes ☐ No

Name of **current** landlord: _____

Landlord Phone#: _____ Email: _____

Name of **former** landlord: _____

Former Address: _____ Dates At This Address: _____

Former Landlord Phone#: _____ Email: _____

Reference: _____ Relationship: _____ Phone: _____

Reference: _____ Relationship: _____ Phone: _____

Do you own real estate: ☐ Yes ☐ No If yes, where: _____

In case of emergency, notify: Name: (not co-applicant) _____

Relationship: _____ Address: _____ Phone #: _____

List all persons who will occupy the rental premises:

Name & Relationship

Date of Birth

SS#

_____/____/____

_____/____/____

_____/____/____

_____/____/____

PETS

Do you have any pets? ☐ Yes ☐ No - How many? _____ Spayed/Neutered? ☐ Yes ☐ No

Breed(s)/Weight(s)/Ages(s) of Pets: _____

EMPLOYMENT INFORMATION

Employer: _____

Employer's Address: _____

Occupation: _____ Length of Employment: _____

Supervisor: _____ Telephone #: _____

Salary: \$ _____ per _____ (week/month/year)

If Hourly, how many hours per week worked on average: _____

Additional income* \$ _____ Source _____

**Applicant need not disclose alimony, child support or separate maintenance income or its source, unless applicant wishes it to be considered for the purpose of the application for tenancy.*

VEHICLE INFORMATION

Make/Model: _____ Year: _____ License Plate: _____ State: _____

Driver's License #: _____ Additional Vehicle: _____

If military, complete the following (attach copy of orders/LES): Active Military ☐ Yes ☐ No

Duty Station: _____ Rank/Rate: _____

Report Date: ____/____/____ End of current enlistment: ____/____/____

CREDIT INFORMATION

Have you been convicted of a felony? ☐ Yes ☐ No

Do you have any judgments and/or collections? ☐ Yes ☐ No

Have you ever filed for bankruptcy? ☐ Yes ☐ No If yes, provide discharge date: ____/____/____

Have you ever been sued or evicted related to a rental unit? ☐ Yes ☐ No

Have you ever been subject to a foreclosure? ☐ Yes ☐ No

Do you have any liens? ☐ Yes ☐ No

Have you ever been sued for bills owed? ☐ Yes ☐ No

Have you ever broken a lease? ☐ Yes ☐ No

Have you had two or more late rental payments in the past year? ☐ Yes ☐ No

Have you ever willfully or intentionally refused to pay rent when due? ☐ Yes ☐ No

If you have answered yes to any of the above, please explain:

Outstanding Debts & Monthly Payment

_____ \$ _____

_____ \$ _____

Outstanding Debts & Monthly Payment

_____ \$ _____

_____ \$ _____

BANKING & INSURANCE INFORMATION

Bank: _____ Account #: _____

Bank: _____ Account #: _____

Do you have renters liability insurance? ☐ Yes ☐ No (REQUIRED)

Do you have renters personal property insurance? ☐ Yes ☐ No (RECOMMENDED)