

CRF Properties

1122 Brinkley Avenue

Murfreesboro, TN 37129

Office: 615-893-8860 • Fax 615-848-9296

Residential Application

WE DO BACKGROUND CHECKS

In order for us to process your application, you must provide the following information.

- **PROOF OF INCOME:** Provide two (2) recent paycheck stubs from your current employer. If you do not have a paycheck stub, you will need a notarized letter from your employer stating the amount you are paid, and how often.

Your net income must be **greater than twice the weekly rental rate**. (If you can't provide proof of income, CRF Properties will not accept your application.)

You must be on the job at least 90 days.

- **PHOTO ID:** Government issued Photo ID.
- **APPLICATION FEE:** A \$30.00 application fee is required from the primary applicant and any proposed occupant(s) over the age of 18 who will reside with you.
- **CREDIT:** We check your credit for any open bankruptcies, evictions, or balances owed to past landlords. If you have any of these in your credit history, CRF Properties **Will Not Rent to you.**
- **CRIMINAL BACKGROUND:** We check your background for any recent drug, felony, domestic abuse, or like charges. **Any felony, domestic, or theft offenses, within 5 years, or falsified information,** will result in a declined application. **Serious charges,** beyond the five (5) year limitation, will be reviewed by CRF Management on a case-by-case basis.

If you can provide all of the above, completely fill out the application including name(s), phone number(s), landlord(s) information, and four references.

THIS APPLICATION EXPIRES IN 30 DAYS

FOR OFFICE USE ONLY

Applicant's Name _____ Date Turned in _____
Income _____ UNIT REQUESTED: _____ PLACE _____
App Fee _____
Rental History _____ REFERRED BY: _____
Credit _____
Criminal _____ MOVE-IN DATE: _____ DEPOSIT PAID: \$ _____

APPROVED: ___ Yes ___ No

Primary Applicant

Applicant's Name _____ Birth Date _____

First MI Last

Social Security # _____ - _____ - _____ Phone Number _____

Email Address _____ Work Number _____

Present Address _____ How Long ____ Yrs. ____ Mos.

City _____ State _____ Zip Code _____

Landlord's Name _____ Phone _____ Rent Amount: \$ _____

Reason For Moving _____

Has Applicant Ever: Been Evicted ____ No ____ Yes Criminal Record ____ No ____ Yes

Lived with CRF Properties in the past ____ No ____ Yes Refused to pay rent ____ No ____ Yes

Automobile Information: Driver's License # _____ State Issued: _____

Make: _____ Model: _____ Year: _____ Color: _____ Tag# _____

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Current Employer _____ Position Held _____

Employer's Address _____ Phone _____

How Long _____ Yrs. ____ Mos. Salary \$ _____ Weekly ____ Biwk ____ Mthly ____

In Case of Emergency Please Notify:

Name: _____ Phone _____ Relationship _____

Name: _____ Phone _____ Relationship _____

List at least Four (4) reference:

Name: _____ Phone _____ Relationship _____

Address _____ Years Known _____

Name: _____ Phone _____ Relationship _____

Address _____ Years Known _____

Name: _____ Phone _____ Relationship _____

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Name: _____ Phone _____ Relationship _____

Address _____ Years Known _____

Rental History or Mortgage Information:

Landlord / Mortgage: _____ Phone: _____ Fax: _____

Address: _____ City: _____ ST _____ Zip Code: _____

Move-Out Date: _____ Reason for Moving: _____

Landlord / Mortgage: _____ Phone: _____ Move-In Date _____

Address: _____ City: _____ ST _____ Zip Code: _____

Move-Out Date: _____ Reason for Moving: _____

Applicants Release: The applicant gives permission for CRF Properties to check credit, criminal, verification from my current or former landlord, and employment verification.

Further, I understand that the right to accept or reject this application is at the sole discretion of CRF Properties and/ or its' agent. This application, if accepted, is to become an integral part of any future lease agreement. Any misleading information is a Breach of Contract.

Applicant Signature

Date

Second Applicant or Co-Signer

Applicant's Name _____ Birth Date _____

First MI Last

Social Security # _____ - _____ - _____ Phone Number _____

Email Address _____ Work Number _____

Present Address _____ How Long _____ Yrs. _____ Mos.

City _____ State _____ Zip Code _____

Landlord's Name _____ Phone _____ Rent Amount: \$ _____

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Address _____ Years Known _____

Name: _____ Phone _____ Relationship _____

Address _____ Years Known _____

Rental History or Mortgage Information:

Landlord / Mortgage: _____ Phone: _____ Fax: _____

Address: _____ City: _____ ST _____ Zip Code: _____

Move-Out Date: _____ Reason for Moving: _____

Landlord / Mortgage: _____ Phone: _____ Move-In Date _____

Address: _____ City: _____ ST _____ Zip Code: _____

Move-Out Date: _____ Reason for Moving: _____

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Applicant Signature

Date

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(615)893-8860 voice (615)848-9296

The following rules and regulations are made a part of the lease that you will sign if approved.

Conduct disturbing to others IS NOT permitted and will not be tolerated. Every person at your residence, including any guest or visitors, should respect the privacy of others. If there are complaints of disturbances, you will be given one (1) warning notice. If the inappropriate behavior does not cease, you will be issued a Move Notice and will have three (3) days to vacate the premises

1. Occupancy Standards: Two (2) Bodies per bedroom. No exceptions made!
2. No Pets/Animals allowed. Visitors are not allowed to bring pets/animals onto the premises. No pet sitting is allowed. Should a pet/animal be found at your residence, you will be evicted for violation of lease and be made to immediately vacate the premises.
3. No washer or dryers allowed in mobile homes. No outdoor clothes lines of any kind are allowed.
4. Trash and garbage must be bagged and kept in trash cans and dumpsters only. Do not leave trash cans at the street. Place trash cans back on porch with emptied.
5. Babysitting is restricted to a maximum of four (4) children including your own.
6. No fires, fire pits or burning trash is allowed.
7. No firearms of any kind are allowed on CRF Properties.
8. Tenants shall not produce any noise or sound that will annoy or interfere with any other tenant peace in their dwelling.
9. The landlord acknowledges the right of tenant to entertain friends /guests, but requires that perfect order and peace prevail.
10. Sink, toilet, and all other plumbing shall be used only for the purpose for which they

were constructed for. Feminine Products, rags, ashes, oils/grease, or any other foreign substances shall not be thrown therein. There will be a minimum charge of \$75.00 to unstop drains and toilets for unnecessary /foreign objects caused by the tenant.

11. Only two (2) cars are permitted to each rented premises. Under no circumstances shall cars be parked on grass areas. Any vehicle parked on the grass will be towed at the owners/tenants expense. There will be no other warning. Visitors are not to park in tenant parking area.
12. Lessor reserves the right to make periodic inspections of the rented premises and if such inspection reveals lack of care and cleanliness, lessee shall be allowed 48 hours to restore the premises to an acceptable condition or the tenant will be asked to move.
13. No automobiles repairs or car washing permitted without prior written consent from Lessor. Inoperable automobiles with no tags will be towed immediately at tenants/owners expense without warning.
14. Porches and Patios are to be kept orderly and clean.
15. Yards are to be kept trash free. This includes cigarettes butts.
16. 12 week minimal stay to receive deposit refund, at time of move out.
17. Proof of Utilities in Tenants name must be provided on Move-In Date.
18. Renter's Insurance required: Before Move-In
 - CRF Properties must be listed as an **ADDITIONAL INSURED.**
 - Personal Liability must be a minimum of \$100,000.00
 - Loss Deductible maximum of \$1000.00
 - Must have Water Property Damage coverage from domestic appliances
 - CRF Properties will need to be listed as an Additional Interested Party

I have read and understand the above regulations.

Signature: _____ **Date:** _____

Signature: _____ **Date:** _____