

Residential leases are governed by state and local landlord-tenant law — security deposit limits and return deadlines, notice periods, late-fee limits, and required disclosures (including the federal lead-based paint disclosure for housing built before 1978) vary by location, and some cities add rent-control or just-cause rules. This template is a general starting point only — not legal advice — and should be checked against your state and local law, or reviewed by a local attorney, before use.

Rental Application

Property applied for: [Street address, unit number, city, state, ZIP] **Monthly rent:** [Amount] **Desired move-in date:** [Date]

Each adult who will live at the property fills out and signs a separate application. Please complete every line below; write "none" where a line doesn't apply.

1. Applicant

Full legal name

Phone and email

Other adults and children who will live at the property

Pets (type, breed, number) — not assistance animals

Vehicles (make, model, plate)

2. Rental History

Current address and how long you have lived there

Current landlord or manager — name and phone

Current monthly rent and reason for moving

Previous address and landlord, if less than 2 years at current address

3. Employment and Income

Employer, position, and how long employed

Supervisor or HR contact — name and phone

Gross monthly income from employment

Other income (source and monthly amount)

4. Emergency Contact

Name, relationship, and phone

5. What Is Not Collected on This Form

This application does not ask for your Social Security number, bank account numbers, or a copy of your ID. If Landlord runs a credit or background check, that information is collected separately through the screening service Landlord uses: [Screening company name, or "Landlord will send you a secure link"].

6. Application Fee

Application fee: [Amount, or "None"], which covers [e.g., "the cost of the credit and background report"]. [Check your state and city: several cap application fees, require them to match the actual cost of screening, require a receipt, or require a refund if no screening is done or the unit is rented to someone else first.]

7. Authorization to Verify and Run Reports

By signing, Applicant authorizes Landlord and its screening company to verify the information in this application, contact the employers and landlords listed above, and obtain consumer reports (credit, rental history, and, where the law allows, criminal background) for the purpose of evaluating this application. If Landlord denies the application or requires a larger deposit or a co-signer based in whole or in part on a consumer report, Landlord will give Applicant the adverse action notice federal law requires, including the name of the reporting company and Applicant's right to a free copy of the report and to dispute it.

8. Fair Housing

Landlord evaluates every application using the same written criteria [list them or attach them — e.g., "income of at least [2.5] times the monthly rent, no eviction judgment in the last [number] years"] and does not discriminate based on race, color, religion, sex, national origin, familial status, or disability, or any other characteristic protected by state or local law [Check your state and city: many also protect source of income, sexual orientation, gender identity, age, or marital status, and some limit the use of criminal history].

9. Applicant's Certification

Applicant certifies that the information in this application is true and complete. Applicant understands that submitting this application does not create a lease or reserve the property, that a lease exists only once both parties sign one, and that false or incomplete information may be grounds to deny the application.

Signatures

By signing below, each party agrees to these terms.

[Applicant name] ("Applicant")

Signature: _____ Printed name: _____ Date: _____

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