



RENTAL APPLICATION for RETAIL SPACE

APPLICANT INFORMATION

Primary Applicant Full Legal Name	Secondary Applicant Full Legal Name
Social Security #	Social Security #
Date of Birth	Date of Birth
Driver's License # & State	Driver's License # & State
Home Address	Home Address
City-State-Zip	City-State-Zip
How long at this address?	How long at this address?
Own or Rent?	Own or Rent?
Home Phone	Home Phone

Company Name	Property applying for
Doing business as	Desired Move-in Date
Business Address	Business Phone
City-State-Zip	Business Fax
<input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> LLC / LLP <input type="checkbox"/> Corporation	Federal ID #
Annual Sales / Revenue \$	# of years doing business in this company name

RENTAL REFERENCES provide 2 most recent

Landlord	Landlord
Address	Address
City-State-Zip	City-State-Zip
Phone	Phone
Contact Person [] OK to contact?	Contact Person [] OK to contact?
Rental Address	Rental Address
Dates Rented from _____ to _____	Dates Rented from _____ to _____
Rent Paid per month	Rent Paid per month

BANK REFERENCE

Bank Name	Account #
Branch Address	<input type="checkbox"/> Savings <input type="checkbox"/> Checking <input type="checkbox"/> Other
City-State-Zip	Account #
Branch Phone	<input type="checkbox"/> Savings <input type="checkbox"/> Checking <input type="checkbox"/> Other
Branch Fax	Contact Person

PERSONAL FINANCIAL STATEMENT of _____

Primary Applicant

Assets	Amount in Dollars
Cash - checking accounts	
Cash - savings accounts	
Certificates of Deposit	
Securities - stocks / bonds / mutual funds	
Notes & Contracts Receivable	
Life Insurance (cash surrender value)	
Personal Property (autos, jewelry, etc.)	
Retirement Funds (e.g. IRAs, 401k, etc.)	
Real Estate (market value)	
Other Assets (specify)	
Other Assets (specify)	
Total Assets	
Liabilities	Amount in Dollars
Current Debt	
Notes Payable	
Taxes Payable	
Real Estate Mortgages	
Other Liabilities	
Other Liabilities	
Total Liabilities	
Net Worth	

TENANCY WILL BE DENIED if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

This is to advise that I, the undersigned, hereby authorize Seaford Village, LLC to obtain a consumer credit report, to conduct a criminal record search, an eviction search and to make any other inquiries as deemed necessary in determining eligibility for tenancy and assessing credit worthiness. I/We understand that the information set out in the rental application form may be used for purposes of complying with legal requirements and collection purposes should rent be left owing or rental property damaged at termination of lease and end of tenancy. I have also received and understand the attached FCRA Summary of Rights, Authorization to Release Consumer Information and Notice to Tenant and am returning all three forms, signed, herewith.

Primary Applicant Signature _____ Date _____

T h i s i n f o r m a t i o n i s d e e m e d t o b e p r i v a t e a n d c o n f i d e n t i a l .

FCRA Summary of Rights

A Summary of Your Rights - Under the Fair Credit Reporting Act.

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§ 1681-1681u, by visiting www.ftc.gov. The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses information from a CRA to take action against you - such as denying an application for credit, insurance, or employment - must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.
- **You can find out what is in your file.** At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.
- **You can dispute inaccurate information with the CRA.** If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs - to which it has provided the data - of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in the future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.
- **Inaccurate information must be corrected or deleted.** A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.
- **You can dispute inaccurate items and the source of the information.** If you tell anyone - such as a creditor who reports to the CRA - that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.
- **Outdated information may not be reported.** In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.
- **Access to your file is limited.** A CRA may provide information about you only to people with a need recognized by the FCRA - usually to consider an application with a creditor, insurer, employer, landlord, or other business.
- **Your consent is required for reports that are provided to employers, or reports that contain medical information.** A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.
- **You may choose to exclude your name from CRA lists for the unsolicited credit and insurance offers.** Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll-free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.
- **You may seek damages from violators.** If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

FOR QUESTIONS OR CONCERNS PLEASE CONTACT:

Federal Trade Commission
Consumer Response Center - FCRA
Washington, DC 20580 * 202-326-3761

Received By: _____



Authorization to Release Consumer Information

TENANCY WILL BE DENIED if any information is misrepresented on this application. If misrepresentations are found after the rental agreement is signed, your rental agreement will be terminated.

This is to advise that I the undersigned hereby authorize **TVS Tenant Verification Service Inc.** acting as the landlord's designated screening organization for the above referenced rental property, to obtain a consumer credit report, conduct a criminal record and an eviction search to determine eligibility for tenancy and assessing credit worthiness.

I understand that I have specific prescribed rights as a Consumer under the Federal Fair Credit Reporting Act (FCRA) and have received a copy of those rights titled FCRA Summary of Rights. (Landlord can obtain a copy of these rights in the forms section on the TVS website)

Applicant's Signature:

Date:

NOTICE TO TENANT

This Landlord utilizes the services of TVS Tenant Verification Service Inc. which is a Credit Reporting Agency that networks Landlords and Property Managers throughout the United States of America.

All Tenant Pay Habits are reported to TVS on the 3rd day of each month, it is important therefore that rent payments are made on time. A good tenant history is part of the criteria for Landlords and Property Managers.

Tenants who make their rent payments on time can be rewarded with a Certificate of Satisfactory Tenancy at the end of the lease period by this Landlord which is verified by TVS at www.tenantverification.com

Tenants that are late with rent payments and leave landlords stuck with unpaid rental fees, or damaged rental property, may find it difficult to obtain tenancy in the future given a negative tenant history.

Landlords and Property Managers want to reduce their risk of income loss and therefore will deny a rental application where tenant worthiness does not meet the criteria.

If you encounter a problem as a result of a credit check with TVS, you can inquire about your personal information that may be on file.

You must submit a request in writing and include two pieces of photocopied Identification; one piece of Identification must have your photo. You may call TVS at 604-576-3004 for assistance.

For information on Tenant Rights & Responsibilities please visit www.tenantsinfo.com

It is respectfully requested that you conduct yourself in a safe and responsible manner at all times and report any unsafe conduct that may be detrimental to the safety of other tenants or to this Landlord.

Thank you for your consideration.

ACKNOWLEDGEMENT:

Last Name _____ First Name _____

Date _____

Signature _____