

Marshall Properties, Inc.
REAL ESTATE SERVICES

Application and Security Deposit Agreement

RECEIVED: *Non Refundable Application Fee:* _____ *Security Deposit:* _____ *Balance Due:* _____

All application fees must be paid prior to processing. Security Deposit(s) must be paid prior to securing a unit for any particular applicant. In the event that this application is denied, any Security Deposit, or portion thereof, shall be refunded to the applicant(s). Application fees are non-refundable. The Security Deposit will be returned if the following conditions are met: 1) No damage to the premises beyond fair wear and tear, 2) The premises is thoroughly cleaned and in proper working order, 3) There is no unpaid rent, late charges, or outstanding invoices to the resident or unit the resident resided in. 4) All keys are returned to Management, 5) Forwarding address is left with Management, 6) Proper notice to vacate was given to Management, 7) Compliance with the terms and conditions of the Lease have been fulfilled. **Resident may not apply Security Deposit towards last month's rent.** The balance of the Security Deposit, less any damages, cleaning charges, or delinquent rental charges, will be refunded with the statutory interest within twenty-one (21) days of the Lease obligation.

Property Name: _____ **Property Address:** _____
Lease Duration: _____
Rental Amount: \$ _____ per month **Apartment Number:** _____

APPLICANT # 1	APPLICANT # 2
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PERSONAL INFORMATION

<i>Legal Name (First, Middle, Last)</i>		<i>Legal Name (First, Middle, Last)</i>	
<i>Social Security Number</i>	<i>Date of Birth</i>	<i>Social Security Number</i>	<i>Date of Birth</i>
<i>Home Phone Number</i>	<i>Work Phone & ext.</i>	<i>Home Phone Number</i>	<i>Work Phone & ext.</i>

RENTAL HISTORY

Present <i>Street Address</i>		<i>Apartment Number</i>	Present <i>Street Address</i>		<i>Apartment Number</i>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
<i>Landlord / Management Co.</i>		<i>Phone Number (required)</i>	<i>Landlord / Management Co.</i>		<i>Phone Number (required)</i>
<i>Move-In Date</i>	<i>Move-Out Date</i>	<i>Monthly Rent</i> \$	<i>Move-In Date</i>	<i>Move-Out Date</i>	<i>Monthly Rent</i> \$

Previous <i>Street Address</i>		<i>Apartment Number</i>	Previous <i>Street Address</i>		<i>Apartment Number</i>
<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>
<i>Landlord / Management Co.</i>		<i>Phone Number (required)</i>	<i>Landlord / Management Co.</i>		<i>Phone Number (required)</i>
<i>Move-In Date</i>	<i>Move-Out Date</i>	<i>Monthly Rent</i> \$	<i>Move-In Date</i>	<i>Move-Out Date</i>	<i>Monthly Rent</i> \$

INCOME INFORMATION

<i>Employment Company Name</i>		<i>Supervisor's Name</i>	<i>Employment Company Name</i>		<i>Supervisor's Name</i>
<i>Phone Number (required)</i>	<i>How Long?</i>	<i>Monthly Income</i>	<i>Phone Number (required)</i>	<i>How Long?</i>	<i>Monthly Income</i>

<i>Other Income Source</i>		<i>Contact's Name</i>	<i>Other Income Source</i>		<i>Contact's Name</i>
<i>Phone Number (required)</i>	<i>How Long?</i>	<i>Monthly Income</i>	<i>Phone Number (required)</i>	<i>How Long?</i>	<i>Monthly Income</i>

EMERGENCY CONTACT / PERSONAL REFERENCES

<i>Emergency Contact (Relative)</i>	<i>Phone Number (required)</i>	<i>Emergency Contact (Relative)</i>	<i>Phone Number (required)</i>
<i>Personal Reference (Non-Relative)</i>	<i>Phone Number (required)</i>	<i>Personal Reference (Non-Relative)</i>	<i>Phone Number (required)</i>

HOUSEHOLD COMPOSITION

<i>How many people will be living in the apartment / home? All adults AND children must be accounted for.</i> _____ Adults (anyone over the age of 18) _____ Children (anyone under the age of 18)	
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The State of Minnesota prohibits discrimination in housing.

The forgoing information is supplied to Marshall Properties, Inc. to induce them to rent to me, and is true and correct in all respects, and I authorize verification of all information and references given. It is understood that professional credit bureaus and law enforcement agencies may be used to verify information on this application.

By signing below, the applicant authorizes Marshall Properties, Inc. to inquire with the parties and references listed, **conduct a criminal and credit check**, and investigate the responsibility and credit of the applicant. Applicant certifies that the above information is accurate and correct. Any misrepresentation may disqualify the applicant. Should the applicant not complete the lease applied for, Security Deposit will not be refunded.

APPLICANT # 1 SIGNATURE: _____ **DATE:** _____
APPLICANT # 2 SIGNATURE: _____ **DATE:** _____

Marshall Properties, Inc. provides Equal Housing Opportunity!