

**Clear Sky Realty, Inc.**  
**Real Estate Management & Sales**  
**www.ClearSkyRealty.com**  
**330-455-HOME (4663)**



**CONSENT TO PERFORM CREDIT, BACKGROUND & REFERENCE CHECKS**

I, \_\_\_\_\_, (rental applicant), authorize and permit an owner, manager, or agent from Clear Sky Realty, Inc. to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, banks, and law enforcement agencies. This information will only be reviewed by managers and agents of Clear Sky Realty, Inc., property owners, and future management companies. I also authorize and give permission for all parties listed to disclose any information requested about me to the rental owner or manager stated above. I further authorize and permit the rental owner or manager to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary.

**Thanks to all parties for your cooperation with this matter.**

A fee of \$ 40.00 is charged on all rental applicants for the purpose of verifying the information furnished on this application. By signing below, applicant hereby represents all information on this application is true, complete, and hereby authorizes annual verification of information, references, and credit history for continual rental consideration or for collection purposes should that become necessary. This fee is not refundable.

Applicant acknowledges this application will become part of the lease agreement when approved. If any information is found to be incorrect, the application may be rejected and any subsequent rental agreement may become void. False and misleading statements will be sufficient reason for immediate eviction and loss of security deposit or retainer.

By signing this agreement, I understand that I am authorizing the use of any credit reporting/screening agencies to verify credit, and validate all information recorded above. Further, my signature authorizes the management and the credit reporting/screening agencies to later exchange credit information, and to obtain my credit report in the event of default of any payment obligations or for collection or skip tracing purposes at any time there is a balance due from me to your office.

I hereby authorize Clear Sky Realty, Inc. and/or any collections agent to auto deduct from any account that I have used to pay them in the past, as well as any account or credit card that is listed on this application, any amount owed to them, that is 10 days or more past due for rent, checks or Ach returned for insufficient funds, charges due to breaking my lease, insufficient notice of terminating my month to month tenancy, past due utility bills, late fees, collection costs or any other charges that are legally my responsibility to pay. I agree that withdrawals may continue in any amount until all charges that are more than 10 days past due are paid in full. They may continue to withdraw these amounts from any of my accounts even after I vacate the premises.

This signed agreement is incorporated into all other agreements I have signed with your office.

Applicant's signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT'S PERSONAL INFORMATION**

Last Name: \_\_\_\_\_ First: \_\_\_\_\_ Middle: \_\_\_\_\_

Current Address \_\_\_\_\_

City, St, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_

Alternate phone or email: \_\_\_\_\_

## Standard Rental Application

Driver's License/ID #/State: \_\_\_\_\_

How did you hear about us? ☐ ClearSkyRealty.com ☐ Facebook ☐ Zillow ☐ Trulia ☐ Hotpads  
☐ YouTube ☐ Referral ☐ Other (please specify) \_\_\_\_\_

**Rental Unit desired:** \_\_\_\_\_ **Move-in Date Desired:** \_\_\_\_\_

ALL ADULTS MUST APPLY, BE APPROVED, AND BE ON THE LEASE.

List all Occupants that will be living in the home, their age, and their relationship: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Preferred Rental Payment Due Date:

☐ Monthly due on 1<sup>st</sup> or 15<sup>th</sup> ☐ Pay Day Plan (every 2 weeks)

How long do you plan on living in the next rental home that meets your needs? \_\_\_\_\_

Do you have any water-filled furniture? \_\_\_\_\_ Have you ever broken a lease? \_\_\_\_\_

Have you ever refused to pay rent for any reason? \_\_\_\_\_

Have you ever been evicted or asked to leave a rental unit? \_\_\_\_\_ Reason \_\_\_\_\_

Have you ever filed for bankruptcy? \_\_\_\_\_ When? \_\_\_\_\_

Have you ever been arrested/convicted of a crime? (**List all Charges, States & Counties**) We do not expect perfection, just honesty. Use additional pages if needed. Failure to disclose all may result in non-acceptance.

\_\_\_\_\_

\_\_\_\_\_

What utilities do you currently have your name? \_\_\_\_\_

Is there anything to prevent you from placing utilities in your name? ☐ What? \_\_\_\_\_

Do you know of anything or any reason which may interrupt your ability to pay rent? If so, what?

\_\_\_\_\_

Do you have any service animals? Yes No If yes, list name, type of animal and what it does for you:

\_\_\_\_\_

**PETS:** How many pets do you have? \_\_\_\_\_ Pet Rules are listed online or paper copy available by request.

Pet #1 Name of Pet: \_\_\_\_\_ Type of pet (ex. cat, dog, etc) \_\_\_\_\_

Age of pet \_\_\_\_\_ Breed of pet \_\_\_\_\_ Weight of pet: \_\_\_\_\_

If dog/cat, is the pet neutered? Yes No Is the dog/cat up to date on rabies vaccine? Yes No

Has this pet had any kind of training/obedience classes? If so, what kind? \_\_\_\_\_

### Standard Rental Application

Pet #2 Name of Pet: \_\_\_\_\_ Type of pet (ex. cat, dog, etc) \_\_\_\_\_

Age of pet \_\_\_\_\_ Breed of pet \_\_\_\_\_ Weight of pet: \_\_\_\_\_

If dog/cat, is the pet neutered? Yes No Is the dog/cat up to date on rabies vaccine? Yes No

Has this pet had any kind of training/obedience classes? If so, what kind? \_\_\_\_\_

(proof of neuter and up-to date rabies vaccination will be needed from you or your vet)

There is a \$100 nonrefundable pet fee due prior to moving in and a \$25 increase in rent for having up to 2 pets on the premises.

### RESIDENCE HISTORY

**Current Address:** \_\_\_\_\_

Dates lived at current address? \_\_\_\_\_ : Own \_\_\_\_ Rent \_\_\_\_ Occupy \_\_\_\_

Name of present landlord/owner/management company: \_\_\_\_\_

Are you related to this landlord/owner/management company? If so, how? \_\_\_\_\_

Landlord's phone: \_\_\_\_\_ Monthly payment: \_\_\_\_\_ Is your rent current? \_\_\_\_\_

Reason for moving: \_\_\_\_\_ Number of late payments? \_\_\_\_\_

### If less than 3 years at current address:

**1st Previous Residence Address:** \_\_\_\_\_

Previous landlord: \_\_\_\_\_ Previous landlord's phone: \_\_\_\_\_

Are you related to this landlord/owner/management company? If so, how? \_\_\_\_\_

Dates at this address: \_\_\_\_\_ Reason for moving? \_\_\_\_\_

Monthly payment? \_\_\_\_\_ # of late payments? \_\_\_\_\_ Was your Full Security Dep. Returned? \_\_\_\_\_

If less than 3 years at both of the above addresses, attach additional pages with info on other residences.

### INCOME HISTORY and Applicant's current employment status:

\_\_\_\_ Student \_\_\_\_ Retired \_\_\_\_ Self-employed \_\_\_\_ Unemployed \_\_\_\_ Other

### Primary source of employment (only list CURRENT employment):

Applicant employed by: \_\_\_\_\_ Phone: \_\_\_\_\_

Average Weekly hours: \_\_\_\_\_ How long at this place of employment? \_\_\_\_\_

Address (City or Branch): \_\_\_\_\_

Position: \_\_\_\_\_ Salary or hourly wage: \_\_\_\_\_

**Additional Employment:** Are you currently working here? Yes No If no, when starting? \_\_\_\_\_

Applicant employed by: \_\_\_\_\_ Phone: \_\_\_\_\_

### Standard Rental Application

Average Weekly hours: \_\_\_\_\_ How long at this place of employment? \_\_\_\_\_

Address (City or Branch): \_\_\_\_\_

Position: \_\_\_\_\_ Salary or hourly wage: \_\_\_\_\_

#### ADDITIONAL INCOME / PAYMENT INFORMATION:

If there are additional, verifiable sources of income you would like considered, Please list income source (i.e., self-employment, social security, benefit payments, etc.), and requested information below regarding each source. Child support, alimony, or separate maintenance need NOT be disclosed unless you desire this additional income to be considered for qualification.

**1<sup>st</sup> Additional Source:** \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Per \_\_\_\_\_

Contact person: \_\_\_\_\_ Phone: \_\_\_\_\_

How long have you been receiving income from this source? \_\_\_\_\_

How long do you expect this income to continue? \_\_\_\_\_

Is there any reason it would stop? \_\_\_\_\_

#### EMERGENCY ASSISTANCE

In the event of some **emergency that would prevent you from paying rent** when due, is there a relative, person, or agency that could assist you with rent payments?

**Emergency Contact:** \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone# \_\_\_\_\_ 2nd Phone or email: \_\_\_\_\_

**\*RESERVE:** Do you currently have a savings account, line of credit, or charge card sufficient to cover one month's rent? \_\_\_\_\_ Account or CC# \_\_\_\_\_ CC Exp Date \_\_\_\_\_ CCV \_\_\_\_\_

**VEHICLES:** Number of vehicles on property? \_\_\_\_\_ **Please note, only cars on application are authorized to be on premises.**

**Vehicle 1-** make/model/color/year \_\_\_\_\_ License Plate \_\_\_\_\_

**Vehicle 2-** make/model/color/year \_\_\_\_\_ License Plate \_\_\_\_\_

**ASSETS / CREDITS** (including banks, department store, gas cards, student loans)

**Do you own a credit card that could be used for rent, emergencies, etc.?** Yes No

If so, please circle any of the following that you have: Visa/MC/Disc/AmEx

**List amount of any other current monthly expenses.**

Hospital payment \$ \_\_\_\_\_ Health Insurance \$ \_\_\_\_\_ Car 1 Payment \$ \_\_\_\_\_

Car 2 Payment \$ \_\_\_\_\_ Auto Insurance \$ \_\_\_\_\_ Education Payment \$ \_\_\_\_\_

Renter's Insurance \$ \_\_\_\_\_ Child care \$ \_\_\_\_\_ Tuition \$ \_\_\_\_\_

Cable TV \$ \_\_\_\_\_ Other \_\_\_\_\_ Amount \$ \_\_\_\_\_

## Standard Rental Application

### BANK REFERENCE

Name of bank: \_\_\_\_\_ Phone: \_\_\_\_\_  
Do you have a Checking account? \_\_\_\_\_ Do you have a Savings Account ? \_\_\_\_\_  
\*Account # (Checking) \_\_\_\_\_ \*Account # (S) \_\_\_\_\_  
Average monthly balance, (C) \$ \_\_\_\_\_ (S) \$ \_\_\_\_\_

### PERSONAL REFERENCES:

**Character/Personal reference SOMEONE NOT RELATED TO YOU:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Relationship? \_\_\_\_\_ How long? \_\_\_\_\_ Phone \_\_\_\_\_

**Name of Nearest Living Relative:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Relationship? \_\_\_\_\_ How long? \_\_\_\_\_ Phone \_\_\_\_\_

All homes are offered as you see them at your showing. Since there are many requests for upgrades in the hundreds of homes we manage, we have found that sometimes repairs & cleaning get missed. For this reason **EVERY REQUEST MUST BE IN WRITING.**

No cleaning, repairs, or other maintenance will be done unless it is agreed upon in writing before your application is approved. If you believe that something needs fixed or done before you move in, you must put this in writing and turn it in with your application. If this is not approved with your application, we cannot guarantee that the requested repair will be completed.

Please list any request(s) that you have on the unit you are applying for (use additional pages if needed):

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Please specify which option you choose (circle):

OPTION 1: I/We ONLY want our application processed if the request(s) is approved

OR

OPTION 2: I/We would like our request(s) approved but want to move in even if the request(s) is denied.

Once we receive this request(s), we will contact you with an answer as to whether we can fulfill your request(s). If you chose option 1, we will delay in starting your application until we get an answer for you. If we cannot fulfill the request, and you decide you are no longer interested, we will return your application fee prior to starting the application screening process.

No application fees will be refunded after the application process has begun.

### THANK YOU!

Thank you for completing an application to rent from us.

This application, if complete, will help qualify you for any home managed by Clear Sky Realty, Inc. that falls within your income limits.

### **Standard Rental Application**

#### **Applications are Not Complete until we have received All of the following:**

- ☐ Consent to perform checks filled out completely, legibly, & signed
- ☐ Driver's License or Sheriff's picture ID checked by manager or copied & sent.
- ☐ 2 weeks of most current pay stubs or proof of each income source listed.
- ☐ \$40 Application Fee

If you have pets, we will also need for each dog/cat that will be on the premises:

- ☐ Proof of neuter
- ☐ Proof of up-to-date rabies vaccination given

**Please send payment and completed application to:**

**Clear Sky Realty, Inc.**

202 49th St SE

Canton, OH 44707

OR:

Fax to: 330-455-4662

OR

Email to: [Apps@ClearSkyRealty.com](mailto:Apps@ClearSkyRealty.com)

Please enclose Application Fee by check or money order or Pay On-Line at [www.ClearSkyRealty.com](http://www.ClearSkyRealty.com) by going to "Applicants" and clicking the Pay Application Fee Link