



## **RENTAL APPLICATION DISCLOSURE**

This rental application is an offer to rent. The Deed of Lease is a legally binding contract. It is unlawful to discriminate based on race, color, religion, national origin, sex, elderliness, familial status, or handicap. This application will be processed in accordance with all Fair Housing and occupancy.

## **APPLICATION PROCESS**

We ask that you read the following and acknowledge receipt thereof. This document is part of the application. Virginia requires we disclose that Promax Management, Inc. is the agent for and represents the property owner. As part of your consideration to lease the property, please perform a thorough inspection. Any modification or alteration request(s) must be submitted with the application to be considered. We are happy to answer questions you or your agent may have regarding the condition of the home and how it will be delivered. The home is leased in "As-Is" condition.

### **Please Submit**

- **A completed application with signatures from all parties.**
- **A non-refundable application fee of \$60 for each adult listed on the application. The fee may be paid by personal check, money order, certified funds, or through PayPal.**
- **A copy of a government issued ID for all adults listed on the application.**
- **Proof of income by either a copy of your most recent paystub, offer of employment, LES for Military, or the last two years of tax returns if you are self-employed.**
- **A copy of your agent's business card.**

Your application may take up to 3 days to be processed. If the application is approved, Promax will notify you and/or your agent and provide you with the Deed of Lease. You are allowed two business days to execute the lease.

**Upon approval an EARNEST MONEY deposit equal to the first month's rent payable to Promax Management will be due. The deposit may be paid by personal check if the proposed occupancy date is 15 days or more away. If not, funds must be paid by certified funds (cashiers' check or money order) payable to Promax Management. Bank wire is available upon request.**

The Lease is a legal document between you and the property owner. Concerns about the content of the lease should be addressed by your agent.

Once the lease is signed by all parties your EARNEST MONEY will be deposited and applied towards your monies owed. If the lease is not signed within two business days of notice of approval, your earnest money deposit will be returned in full, and the property will be placed back on the market for rent.

I/we agree to the above conditions and authorize the firm processing this Application to verify any information contained herein and to perform any credit or investigative inquiries necessary to properly evaluate this Application, and any renewal. If any information is found to be false or misleading, the Application may be rejected.