

# RENTAL APPLICATION

RAF Properties, LLC  
1140 E. 37<sup>th</sup> St.  
Davenport IA 52807  
Office (563) 445-7535  
Fax (563) 445-7532

Kimberly Park \_\_\_\_\_  
Colonial Court \_\_\_\_\_  
The Bluffs \_\_\_\_\_

Desired Apt. Size \_\_\_\_\_  
Desired Move-in Date \_\_\_\_\_

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## Residence History

### Primary Applicant

Name \_\_\_\_\_ Previous Name(s) \_\_\_\_\_ Phone # \_\_\_\_\_

Date of Birth \_\_\_\_\_ SS# \_\_\_\_\_ DL# \_\_\_\_\_ State \_\_\_\_\_

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Years/Months @ Current Address \_\_\_\_\_ Landlord's Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Years/Months @ Previous Address \_\_\_\_\_ Landlord's Name \_\_\_\_\_ Phone No. \_\_\_\_\_

### Other Occupants (minors only)

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

Name \_\_\_\_\_ Date of Birth \_\_\_\_\_

(Please use other side if more space is needed)

### Employment Information

Your status: \_\_\_ Full-Time \_\_\_ Part-time \_\_\_ Student \_\_\_ Retired \_\_\_ Not employed

Current Employer \_\_\_\_\_

Address \_\_\_\_\_ Phone No. \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_

Supervisor \_\_\_\_\_ Hours/per Week \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_

Previous Employer \_\_\_\_\_

Address \_\_\_\_\_ Phone No. \_\_\_\_\_

Dates Employed: From \_\_\_\_\_ To \_\_\_\_\_ Position \_\_\_\_\_

Supervisor \_\_\_\_\_ Hours/per Week \_\_\_\_\_ Gross Monthly Salary \$ \_\_\_\_\_

**Additional Information**

Make/Model \_\_\_\_\_ Year \_\_\_\_\_ Color \_\_\_\_\_ Tag No./State \_\_\_\_\_

Have you ever been convicted of a felony or crime of violence? \_\_\_\_ Yes \_\_\_\_ No

Have you ever been sued for non-payment of rent? \_\_\_\_ Yes \_\_\_\_ No

Declared Bankruptcy? \_\_\_\_ Yes \_\_\_\_ No Broke a rental agreement or lease? \_\_\_\_ Yes \_\_\_\_ No

Been evicted or asked to move-out? \_\_\_\_ Yes \_\_\_\_ No    Been sued for damage to rental property \_\_\_\_ Yes \_\_\_\_ No

Do you own a pet? \_\_\_\_ Yes \_\_\_\_ No    Weight of Pet \_\_\_\_\_ Breed \_\_\_\_\_

How did you hear about our property? \_\_\_\_\_

If we have any questions about your application, please give a phone number where you can be reached.

Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

In case of Emergency, Notify \_\_\_\_\_

Relationship to applicant \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

*The above information, to the best of my knowledge, is true and correct. I am not renting an apartment under an assumed name. **I have never been evicted nor am I being evicted.** I understand to hold an apartment off the market for 72 hours earnest money is required. I understand that the earnest money deposit of \$100.00 is not refundable after 72 hours for any reason other than rejection of the application by management. If the application is not accepted by RAF Properties within three (3) business days, the earnest money deposit will be refunded. At the time a written lease is executed earnest money will be applied to the security deposit. The lease must be signed and all monies due paid within one week of payment of earnest money or this agreement will be void. I understand that I have acquired no rights in an apartment until this application is approved by an agent of RAF Properties, a lease is signed & accepted by parties & the security deposit & first month's rent is paid in full. I understand that falsifying information on this application will be grounds for denial/eviction. Application fees are non-refundable.*

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***Office Use Only***

Date of Application \_\_\_\_\_ Apartment # \_\_\_\_\_ Move-in Date \_\_\_\_\_

Rent Deposit \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_

Pet Deposit \$ \_\_\_\_\_ (non-refundable)

Move in Special \$ \_\_\_\_\_ Concessions \$ \_\_\_\_\_

Name of all occupants \_\_\_\_\_

Total # of Occupants \_\_\_\_\_ Adults \_\_\_\_\_ Children \_\_\_\_\_

*AUTHORIZATION TO RELEASE INFORMATION*

RAF PROPERTIES, LLC  
COLONIAL COURT APARTMENTS  
KIMBERLY PARK APARTMENTS  
THE BLUFF APARTMENTS  
1140 E. 37<sup>TH</sup> St.  
Davenport IA 52807  
Phone 563-445-7535  
Fax 563-445-7532

I authorize RAF Properties to contact previous and current Landlord(s) for reference, to verify employment and salary, and to obtain a full background report including criminal and consumer credit report.

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Applicant (print name)

Date

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Applicant (Signature)

Date

# **RAF Properties LLC**

## ***STATEMENT OF RENTAL POLICY***

**THIS COMMUNITY WILL NOT DISCRIMINATE AGAINST ANY PERSONS BASED ON RACE, COLOR, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS OR DISABILITY.**

**OCCUPANCY STANDARDS: TWO (2) PERSON MAXIMUM OCCUPANCY PER BEDROOM**

### **RENTAL APPLICATION EVALUATION GUIDELINES:**

- 1. Age requirements:** Lease Holder(s) must be 18 years of age. All occupants 18 years or older will be required to complete an application, even if living with parents(s). A **VALID ID** and a **CURRENT PHYSICL ADDRESS** must be provided.
- 2. Income Requirements:** All applicants must have verifiable income based on current employment or other verifiable source(s) to equal a minimum of 2-1/2 times greater than the monthly rent obligation. Guarantor's income must equal a minimum of 4 times the monthly rent obligation.
- 3. Employment Verification:** All applicants must be currently employed or provide evidence of regular income. Applicant(s) must be employed in current job at least 6 months. If employment is less than 6 months, you must provide a signed letter stated employment status and wage information. Self-employed applicants must provide previous years' personal income tax return and two months personal bank statements as proof of sufficient funds.
- 4. Credit Requirements:** Each applicant's credit history will be reviewed for delinquent utility bills over \$500.00 and other collection issues that will negatively impact fulfilling the rental obligation. Applicant(s) must provide a current bank statement for review as well.
- 5. Rental History:** Any evictions, previous landlord derogatory references or monetary judgments from other rental properties will be grounds for denial of rental applications. First time renters and persons with insufficient rental history may be required to pay a security deposit equal to 1 (one) month's rent.
- 6. Application Fee:** A non-refundable \$ 20.00 application fee is required for the first applicant and \$ 5.00 for each additional application.
- 7. Criminal History:** A criminal background check is conducted for each applicant and will be reviewed for crimes that would be considered to adversely affect the quality of life at RAF Properties, such as (but not limited to) crimes of violence, illegal drugs, or destruction of property.
- 8. Falsification of Application:** Any information supplied by the applicant(s) that is founded to be false will be grounds for denial.

**I have read and understand the criteria from which my application will be approved.**



**Name of Property**

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**Property Address**

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**Phone #**

**Fax #**