
MAHARG REALTY, INC.

729 West Riverview Avenue • Dayton, Ohio 45406
DaytonRiverCondos@gmail.com

Part 1: Preliminary Rental Application

The undersigned hereby makes preliminary application to view the property located: 727 W. Riverview Ave., Dayton, Ohio 45406.

To **view** any condominiums please complete Part 1: Preliminary Rental Application (first two pages), initial first page, and submit to the leasing agent. There is no fee or obligation for Part 1 of the application or to view the condos.

To **proceed** with the rental application process please complete Part 2: Full Rental Application, initial pages, and remit **\$40 application fee** for each adult.

Personal Information

Full Name _____ Telephone Number (_____) _____ text?

Email Address: _____

Government I.D. No. _____ Issuer _____ Expires _____

Current Address _____
(Street) (City) (State) (Zip)

Month and year moved in _____ Current rent/mortgage \$ _____ /month

Reason for leaving: _____

Number of Total Occupants to reside in the property: _____

Rent Rate (budget): \$ _____ to \$ _____

Expected Move-in Date: _____

Employment Information

Applicant Status: Employed full time part time Student Retired Unemployed

Employer name _____

Date employment started _____ Position _____

Income \$ _____ per month.

Pet(s) Information

Pets (number and species): _____

Species/breed/mix: _____

Weight: _____ lbs. Age: _____ years

Species/breed/mix: _____

Weight: _____ lbs. Age: _____ years

I hereby acknowledge that the above information is correct to the best of my knowledge.

Applicant Signature _____

Print Name _____

Date _____

EQUAL HOUSING OPPORTUNITY. LANDLORD MAKES THIS HOUSING AVAILABLE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, DISABILITY, MILITARY STATUS, ANCESTRY, AGE, SEXUAL ORIENTATION, OR GENDER IDENTITY OR EXPRESSION.

End of Part 1: Preliminary Rental Application

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To proceed with the rental application process please complete Part 2: Full Rental Application, initial every page, and remit \$40 application fee for each adult.

Part 2: Full Rental Application

The undersigned hereby makes application to rent the property located:

- **727 W. Riverview Ave. # _____, Dayton, Ohio 45406.**

Beginning on _____, at a monthly rental rate of \$_____.

Personal Information

Full Name _____ Date of Birth _____ Soc. Sec. No. _____

Vehicle make/ model _____ Year _____ Tag Number _____ State _____

2nd Vehicle make/ model _____ Year _____ Tag Number _____ State _____

- Do you rely on vouchers/certificates for some or all of your rent? Yes No
- Have you ever filed for bankruptcy? Yes No
- Have you ever been evicted from tenancy? Yes No
- Have you ever willfully or intentionally refused to pay rent when due? Yes No
- Have you or your spouse ever been convicted of a felony? Yes No
- If yes, please describe including dates. _____

Emergency Contact

Emergency Contact Name: _____ Relationship: _____

Address: _____ Telephone: _____

Employment Information

Applicant Status: Employed full time part time Student Retired Unemployed

Employer name _____

Dates employed _____ until _____ Position _____

Supervisor (name) _____ Telephone number (_____) _____

Business Address _____

Income \$ _____ per month.

Previous employer _____

Residence History (for past 36 months beginning with the most current)

Current Address _____
(Street) (City) (State) (Zip)

Owner or Agent or Mortgage Co. _____ Telephone (_____) _____

Monthly rent or mortgage payment \$ _____ Utilities included? Yes No Are you currently in a lease? Yes No

Month and year moved in _____

Have you given proper notice as required by your lease to vacate? Yes No If no, explain _____

Are you currently a homeowner? Yes No

Residence History (for past 36 months beginning with the most current)

Previous Address _____
(Street) (City) (State) (Zip)

Month and year moved in _____ Moved out _____ Reason for leaving _____

Owner or Agent or Mortgage Co. _____ Telephone (_____) _____

Monthly rent or mortgage payment \$ _____

Residence History (for past 36 months beginning with the most current)

2nd Previous Address _____
(Street) (City) (State) (Zip)

Month and year moved in _____ Moved out _____ Reason for leaving _____

Owner or Agent or Mortgage Co. _____ Telephone (_____) _____

Monthly rent or mortgage payment \$ _____

I hereby apply to lease the above-described premises for the term and upon the conditions set forth in this application, and remit the non-refundable application fee of **\$40.00**.

If approved and accepted, I agree to execute a lease for _____ **months** before possession is given and to pay the security deposit of \$ _____.

If this application is not approved and accepted by the owner, the applicant hereby waives any claim for damages by reason of non-acceptance, which the owner may reject without stating any reason for so doing.

I hereby authorize Maharg Realty, Inc. or agent thereof to whom this application is made, any credit bureau or other investigative agency to investigate the references herein listed or statements or other data obtained from me or any other person pertaining to my credit, financial responsibility, rental history, and qualifications as a lessee. I hereby release all parties from liability for any damage that may result from furnishing this information. I hereby acknowledge that the above information is correct to the best of my knowledge, and that false or omitted information may constitute grounds for rejection of this application.

In connection with my rental application, I understand that consumer reports which may contain public record information may be requested from one or more consumer reporting agencies ("CRAs"). These reports may include the following types and/or other types of information: Names and dates of previous employers, reason for termination of employment, work experience, driver's license and accident information, credit, bankruptcy proceedings, criminal records, housing-related information, and other information from federal, state and other agencies which maintain such records. I authorize without reservation any party or agency contacted to furnish the above-mentioned information. I hereby consent to and authorize Maharg Realty, Inc. to conduct credit and background checks, including obtaining the above information from any CRA and further consent to and authorize procurement of such consumer report(s), as well as communications with any personal references listed above. Additionally, if an application is accepted it shall be considered a material breach of the terms of the lease and grounds for the initiation of an immediate trespass and ejection (eviction) action if it is later determined that any information provided in the application is a misrepresentation or is otherwise untrue.

Applicant Signature _____ Print Name _____ Date _____

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Please return to: Maharg Realty, Inc. -or- DaytonRiverCondos@gmail.com
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Dear Applicant:

Thank you for your application to rent a condo!

Please provide the following documentation with your Full Rental Application:

1. Please provide a good photo of your **Government I.D.**
2. Please provide documents for verification of your **Social Security Number** or an **I-20 form** or an **Individual Tax Identification Number (ITIN)**.
 - Completion the SmartScreen tenant screening process will satisfy the SSN verification requirement.
 - The preferred means of verifying a valid ITIN is for a member of the Maharg Realty, Inc. leasing team to view an authentic, non-laminated ITIN card as issued by the Department of the Treasury, Internal Revenue Service.
3. Please provide documents to **verify your income**.
 - For people with employers these can include:
 - Pay stubs for the previous two or more months.
 - W-2 from the previous year
 - For self-employed people these can include:
 - 1099s
 - Tax Return transcript(s) from the IRS (file form 4506-T)
 - <https://www.irs.gov/individuals/transcript-types-and-ways-to-order-them>
 - <https://www.irs.gov/pub/irs-pdf/f4506t.pdf>
 - Verifiable Financial Statements including but not limited to Profit and Loss Statements with supporting certified bank statements for a minimum of the three previous months.
 - Certified bank statements for a minimum of the three previous months.
 - If the combined gross annual income doesn't equal or exceed 3.0 times the annual rent for the respective rental unit, please provide documents to **verify your liquid assets**.
 - A liquid asset is money in bank accounts and investments that can be converted quickly to cash and be available to pay the debt of the applicant. Liquid assets include money in savings accounts, checking accounts (the average six (6) month balance will be used in determining the value of the asset), U.S. treasury bills, stocks, bonds, stock & bond mutual funds, certificates of deposit, money markets and certain trust funds.
4. If you have a pet(s), please provide the following:
 - a copy of the current rabies vaccination certificate and
 - a photo of the pet(s).
5. Once the Full Rental Application and \$40 application fee is submitted, you will receive an **email from SmartScreen** by Clear Screening for the credit and background checks.
 - Please follow the instructions to complete the SmartScreen tenant screening process.

It is not necessary to provide the application, fee, and documents all at the same time, but the application will not be considered complete until the application (completed in full), application fee, all supporting information and documents are submitted, and the third party background/credit checks are completed. Maharg Realty, Inc. reserves the right to request any additional information and documentation deemed necessary to complete the processing of the application. Thank you for your cooperation, and please feel free to email any questions you may have.

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NOTICE TO ALL APPLICANTS & TENANTS

It is the policy of Maharg Realty, Inc. to comply with the federal Fair Housing Act, as well as state and local fair housing laws to welcome all people, regardless of their race, color, religion, national origin, familial status, disability, ancestry, military status, age, sexual orientation, or gender identity or expression, and to reasonably accommodate all disabled tenants.



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