



<i>FOR OFFICE USE ONLY</i>	<i>PROPERTY</i>
<input type="checkbox"/> Hamilton County Court Records: _____	<i>ACCOUNT</i>
<input type="checkbox"/> Prior Landlord Check: _____	
<input type="checkbox"/> Employment / Income Check: _____	
<input type="checkbox"/> Reference Check: _____	
<input type="checkbox"/> TVS Credit Decision Report: _____	
<input type="checkbox"/> TVS Nationwide Criminal Records Search: _____	
<input type="checkbox"/> TVS Statewide Eviction Records Search: _____	

Page 1 of 2 (please complete all items)

1st Applicant

Full Name (include all names used): _____ Mobile Telephone: () _____

Social Security Number: _____ Date of Birth: _____ * Driver's License Number: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord: _____ Monthly Rent/Mortgage: _____ Landlord Telephone: () _____

Current Employer: _____ Employer Telephone: () _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Position or Title: _____ * Monthly Income: _____ Length of Employment: _____

** Driver's license copy AND proof of income (such as copy of pay stub, SSA or SSI letter, etc.) must be provided with this application.*

2nd Applicant (CIRCLE ONE): Spouse / Roommate / Guarantor (guarantor is co-sign only and does not live on premises)

Full Name (include all names used): _____ Mobile Telephone: () _____

Social Security Number: _____ Date of Birth: _____ Driver's License Number: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord: _____ Monthly Rent/Mortgage: _____ Landlord Telephone: () _____

Current Employer: _____ Employer Telephone: () _____

Employer Address: _____ City: _____ State: _____ Zip: _____

Position or Title: _____ * Monthly Income: _____ Length of Employment: _____

** Driver's license copy AND proof of income (such as copy of pay stub, SSA or SSI letter, etc.) must be provided with this application.*

Additional Occupants (list everyone, including children, who will live with you – occupants over 18 must "qualify" through background checks)

Full Name: _____ Date of Birth: _____ Relationship to Applicant: _____

(if over 18 years of age) Social Security Number: _____ * Driver's License Number: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Full Name: _____ Date of Birth: _____ Relationship to Applicant: _____

(if over 18 years of age) Social Security Number: _____ Driver's License Number: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Full Name: _____ Date of Birth: _____ Relationship to Applicant: _____

(if over 18 years of age) Social Security Number: _____ Driver's License Number: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Mailing Address: 5928 Hixson Pike, Suite A-147, Hixson, TN 37343

Mobile: 423-802-1922 ♦ Fax: 866-788-7815 ♦ Website: www.fergusonproperties.com ♦ Email: ASK@fergusonproperties.com



Page 2 of 2 (please complete all items)

Legal History (omission of information will be considered a response of "no" to the following questions)

Have you ever filed, or do you expect to file, for bankruptcy? If yes, when? _____

Have you ever been, or do you expect to be, sued? If yes, when? _____

Have you ever been evicted? If yes, when and for what reason? _____

Have you ever been convicted of a criminal offense? If yes, when and for what offense? _____

Credit History (please list all current accounts and outstanding debts)

<u>Account Type</u>	<u>Bank Name</u>	<u>Bank Telephone</u>	<u>Account Number</u>
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Checking Account: _____ () _____

Savings Account: _____ () _____

Do you receive government financial assistance for "Section 8" housing? If yes, what is the monthly amount? _____

Amount and description of additional debt and/or income: _____

Personal References (not a family member)

1) Full Name: _____ Relationship to Applicant: _____ Telephone: () _____

2) Full Name: _____ Relationship to Applicant: _____ Telephone: () _____

Emergency Contact

Full Name: _____ Relationship to Applicant: _____ Telephone: () _____

Vehicle(s) (list all vehicles which will regularly be parked at the rental property)

Type of Vehicle: _____ Make: _____ Model: _____ Year: _____ Tag: _____

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Type of Vehicle: _____ Make: _____ Model: _____ Year: _____ Tag: _____

Applicant / Occupant Authorization Signatures – ALL APPLICANTS & ADULT OCCUPANTS MUST SIGN BELOW

"I certify that all the information given above is complete and accurate. I understand that my Lease Agreement and/or occupancy may be terminated if I have made any false or incomplete statement in this application. I authorize Ferguson Properties as well as TVS Tenant Verification Service Inc. (acting as the designated screening organization for Ferguson Properties) to obtain a consumer credit report, to conduct a criminal record search, to conduct an eviction search, and to make any other inquiries as deemed necessary (i.e. banks, credit sources, credit bureaus, current and previous landlords, employers, personal references) in determining eligibility for tenancy, occupancy, and/or co-sign and verifying the information provided above at the time of this application and throughout the term of any future Lease Agreement and until such time as all terms of said Lease Agreement have been fulfilled. I agree to provide a copy of a current and valid government-issued photo ID for each adult listed on this form. I understand that I have specific rights as a Consumer under the Federal Fair Credit Reporting Act (FCRA) and have received a copy of those rights titled FCRA Summary of Rights."

Applicant: _____ Date: _____ E-mail Address: _____

Spouse / Roommate / Guarantor: _____ Date: _____ E-mail Address: _____

Occupant (if over 18): _____ Date: _____ E-mail Address: _____

Occupant (if over 18): _____ Date: _____ E-mail Address: _____

PLEASE NOTE: Each adult listed on this form must have a credit history and provide a driver's license copy, proof of income, and email address. If all initial checks pass approval (i.e. landlord verification), an email link will be sent to each adult from Tenant Verification Services. Each adult must follow their own link, submit an online payment of \$35.90, complete an online identity authentication process, and "share" the final reports with the landlord's online account. Applications will not be approved unless this process is complete.

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