

JOHNSON PROPERTY MANAGEMENT

315 E Chatham St #200
CARY, NC 27511

Rental Offer

The undersigned hereby makes application to rent the property located at _____
Beginning on _____, 20____, for a term of _____ months at a monthly rental of \$ _____
Shown to applicant by: _____ of _____
Name Company Phone Number

Personal Information

Full Name _____ Date of Birth _____ Social Security # _____
Spouse _____ Date of Birth _____ Social Security # _____
Telephone: Home _____ Work _____ Spouse Work _____
Cell _____ Spouses Cell _____ Email _____
Number of Dependents _____ Names and ages of dependents _____
Other occupants and their relationship _____
Pets: Cat: Number _____ Declawed: Yes _____ No _____ Fixed: Yes _____ No _____ Male/Female _____ Age _____
Dog: Number _____ Fixed: Yes _____ No _____ Weight _____ Breed _____ Male/Female _____ Age _____
Other (fish, bird, etc. Please list) _____
Driver's License Number _____ State _____ Expiration Mo/Yr _____
Driver's License Number _____ State _____ Expiration Mo/Yr _____
Vehicle Make/Model _____ Year _____ Tag Number _____ State _____
2nd Vehicle Make/Model _____ Year _____ Tag Number _____ State _____
Other Vehicles to Be Parked at Property _____
Have You Ever: Filed for bankruptcy? No _____ Yes _____ If so, Year _____
Been evicted from tenancy? No _____ Yes _____ If so, Year _____
Willfully or intentionally refused to pay rent when due? No _____ Yes _____

Residence History (for past 3 years beginning with the most current)

Current Address _____
City State Zip

Month and Year Moved In _____ Moved Out _____ Reason For Leaving _____
Owner or Agent _____ Telephone _____
Monthly Rent/Payment _____ Are You Under Lease? _____ Expiration Date of Lease _____
Have you given proper notice as required by your lease to vacate? _____ If no, explain _____
Are you currently a homeowner Yes _____ No _____

Previous Address _____
City State Zip

Dates of Occupancy _____ Monthly Rent/Payment _____ Reason For Leaving _____
Owner or Agent _____ Telephone _____

Previous Address _____
City State Zip

Dates of Occupancy _____ Monthly Rent/Payment _____ Reason For Leaving _____
Owner or Agent _____ Telephone _____

Employment Information

PROVIDE NEW/LOCAL EMPLOYMENT INFORMATION. Please attach a copy of a recent paystub or employment letter. If self-employed, please provide documentation of income, i.e. copy of last two years tax return, three months of bank statements, copy of 1099. If you have additional income, please list on separate sheet, giving source of the income and amount, and attach proper verification.

Applicant Status:

Employed Full-Time _____ Part-Time _____ Student _____ Retired _____ Unemployed _____

Employer _____

Date(s) Employed _____ Position _____ Salary \$ _____ per _____

Supervisor _____ Telephone Number _____

Business address _____

City State Zip

Previous Employer _____ Dates Employed _____ Salary \$ _____ per _____

Spouse Status:

Employed Full-Time _____ Part-Time _____ Student _____ Retired _____ Unemployed _____

Employer _____

Date(s) Employed _____ Position _____ Salary \$ _____ per _____

Supervisor _____ Telephone Number _____

Business address _____

City State Zip

Previous Employer _____ Dates Employed _____ Salary \$ _____ per _____

Emergency Notification:

In case of emergency, notify * _____ Relationship _____

Address _____

City State Zip

Work Telephone _____ Home Telephone _____

**Name of someone other than an intended occupant of the premises*

This offer hereby constitutes my offer to the owner of the above described premises (hereinafter "premises"), through owner's agent Johnson Property Management, to lease the premises for the term and upon the conditions set forth in this offer. In addition to the non-refundable offer fee of \$ _____, I hereby tender \$ _____ as earnest money to be refunded to me if this offer is not accepted by the owner of the above-described premises. However, I agree that the owner shall apply the earnest money to the first month's rent upon acceptance of this offer. Before I am given possession of the premises, I agree to execute a lease agreement for the premises and pay the security deposit as determined by the owner.

I understand and agree that my earnest money does not bind the owner in any way (i) to lease the premises to me or (ii) to remove the premises from the real estate market, **unless and until the owner approves and otherwise accepts my rental offer**, and I understand and agree that Johnson Property Management cannot approve or accept my rental offer without the owner's express and actual (not apparent) authority. I also understand that the decision to approve or reject my application is made solely by the owner, not Johnson Property Management. I agree that if I fail or refuse, for any reason whatsoever, 1) to execute a written lease agreement for the premises And (2) to pay the required security deposit within seventy-two (72) hours **after owner has accepted this offer and owner or owner's agent has notified me of owner's acceptance of this offer**, I understand and agree the owner's acceptance shall constitute an oral lease agreement with me for the premises at the agreed rate for a period of one (1) year, and as such, the owner shall consider the earnest money as a security deposit, in which case the owner shall apply the balance of the security deposit to any and all unpaid rents and related damages pursuant to N.C. GEN. STAT. 42-51 and N.C. GEN. STAT. 42-52. The application of the entire balance of earnest money/security deposit to unpaid rents under the oral lease in no way releases me from continuing liability under the lease; I understand and I agree that if I fail to take possession and sign a written lease for the premises as required above, I shall be liable for the rent until (1) the end of

the one-year oral lease term or (2) until the premises re-rents at the same or higher rent to another tenant, whichever event occurs first.

Notwithstanding the preceding terms of my offer, I acknowledge and agree that the owner and/or owner's agent may reject this rental offer without liability of any kind in the event that my offer is not approved due to (1) negative information contained in my credit report(s) and (2) any other negative information, including but not limited to my criminal history and any negative rental references. I agree that owner is not bound by the principle of "first-come, first serve" and as such, owner has the unrestricted right to withhold their approval and to reject my rental offer if the owner receives any negative information regarding my credit record, criminal history, or rental history. In the event the owner rejects my rental offer, I have the right to demand and secure the return of the earnest money from owner or owner's agent. Otherwise, the remaining terms of my offer shall control upon acceptance of offer by owner and owner's agent.

I hereby authorize Johnson Property Management to whom this offer is made, any credit bureau or other investigative agency employed by Johnson Property Management, to investigate the references herein listed; or statements or other data obtained from me or from any other person pertaining to my credit, financial responsibility, and qualifications as a lessee. I hereby release all parties from all liability for any damage that may result from furnishing this information to Johnson Property Management. I hereby acknowledge that the above information is correct to the best of my knowledge.

I understand that in the process of verifying information on my rental offer, Johnson Property Management will be contacting my current landlord/mortgage holder and employers. I grant permission for this and also give permission for Johnson Property Management to secure a credit report and background check on me from a national reporting agency.

I understand that my rental processing fee of \$75/individual and \$125/joint is non-refundable. I understand and agree that Johnson Property Management will collect from me the equivalent of one month's full rent as an earnest money prior to processing my offer. This earnest money is given to validate my intention to rent the property upon approval of my offer. I understand that the earnest money given shall be immediately deposited into Johnson Property Management Trust Account.

Once your offer information is processed, we contact the owner of the property to present your rental offer. Please allow sufficient time for the owner of the property to address your offer. If your offer is denied, a check will be issued to you to refund your earnest money check within two days of check clearance. Upon approval of your offer, a lease will be drafted and arrangements for obtaining signatures made.

The property is available for the advertised lease term. If you request a lease term other than that advertised, the Landlord may request additional rent or may deny your offer.

The property condition of the rental is "as is" unless you specify work you want to be done as part of your rental offer. Please indicate to the agent, and on this form, any items that need to be addressed with your offer.

1. _____
2. _____
3. _____
4. _____

All utilities are the responsibility of the tenant unless otherwise specified. Utility service in your name for the rental must commence no later than your lease start date. If you have questions concerning utility service, please ask Johnson Property Management. Utility companies may require deposits.

Pets may be permitted at the property on a conditional basis. Pets will be considered case by case with the owner's approval. There may be a non-refundable pet fee and/or additional deposit required for any pets permitted with the lease.

All rental monies, including pet fees, must be paid on or before Beginning Date of Lease, regardless of whether you take possession at that time. To pay by personal check, Johnson Property Management must receive your payment no later than 15 days prior to your move-in. Otherwise, your payment must be in the form of a money order or certified check.

Standard items Johnson Property Management includes in the North Carolina Residential Rental Agreement are as follows:

1. Lawn maintenance is the responsibility of the tenant unless otherwise specified.
2. The tenant will allow showings of the property, with notification, no later than 60 days prior to end of tenant's occupancy.
3. Rentals beginning other than the first day of the month may be prorated on a daily basis.

All other terms of the North Carolina Rental Agreement apply, including that the tenant is liable for the full rental term specified in the lease. If the Tenant breaches the contract, the Tenant is liable for: 1) Any unpaid rents and any future lost rental monies due to vacancy; 2) Any costs/fees incurred by the Landlord to re-let the property due to Tenants breach, including any fees to agencies used for assistance in re-letting the property; and 3) Any costs necessary to clean/repair property to its original condition.

The North Carolina Residential Rental Agreement requires that tenants maintain renters insurance. The owner may require proof of insurance.

The Tenant is not permitted to assign the lease to another party or sublet the property in whole or part.

Landlord may hold your security deposit in an interest-bearing trust account. Interest to accrue to Landlord or as the Landlord directs.

It is understood Johnson Property Management is the agent of the Landlord. If you are asked by a Johnson Property Management representative to sign a Dual Agency Agreement, Johnson Property Management will act as agent for both you and the Landlord.

I acknowledge and agree that verbal negotiations are binding and enforceable.

Johnson Properties of North Carolina, LLC., DBA Johnson Property Management abides by the Fair Housing Laws of the State of North Carolina

If you have any questions concerning the application and rental process, please contact our office at (919) 473-3578

I have read and understand the provisions provided as stated above.

Applicants Signature

Co-Applicants Signature

Date

Date

Note to Applicant - Please retain a copy for your records

Receipt of Funds

Earnest Money Received \$ _____ CK _____

Non-refundable processing fee received \$ _____ CK _____

Received by _____ Date _____