



**Residential Rental Application**  
*Equal Housing Opportunity*

Date: \_\_\_\_\_ Property \_\_\_\_\_ Rent \_\_\_\_\_ Deposit \_\_\_\_\_

**Personal Information:**

Full Name: \_\_\_\_\_

Telephone: (     ) \_\_\_\_\_ E-mail: \_\_\_\_\_ @ \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_\_ TN Drivers License # \_\_\_\_\_

Spouse Name: \_\_\_\_\_ (Co-applicant must complete separate form)

Date of Birth: \_\_\_\_\_ Social Security #: \_\_\_\_\_ TN Drivers License # \_\_\_\_\_

Others who will live in Household (names/age): \_\_\_\_\_

Any pets? \_\_\_\_\_ Note: \$150 non-refundable Pet Fee

**Residential History (Past 3 Years):**

Current Address: \_\_\_\_\_

Month/Year Moved In: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Phone: (     ) \_\_\_\_\_

Reason for Moving: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Month/Year Moved In: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Phone: (     ) \_\_\_\_\_

Reason for Moving: \_\_\_\_\_

**Credit history:**

Have you or anyone in your household declared bankruptcy in the past seven (7) years? \_\_\_\_\_

Have you ever been evicted from a rental residence? \_\_\_\_\_

Have you had two or more late rental payments in the past year? \_\_\_\_\_

Have you ever willfully or intentionally refused to pay rent when due? \_\_\_\_\_

Do you or anyone in your household have unpaid judgments or court cases against you? \_\_\_\_\_

**Personal background:**

Do you or anyone in your household have a police record? \_\_\_\_\_

Have you or anyone in your household ever been convicted of a felony? \_\_\_\_\_



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**Please provide your employment information:**

**Your Status:** \_\_\_ Full Time \_\_\_ Part Time \_\_\_ Student \_\_\_ Unemployed

Name of Company / Employer: \_\_\_\_\_

Job / Position: \_\_\_\_\_ Date employed: \_\_\_\_\_ Wage: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

**Spouse:** \_\_\_ Full Time \_\_\_ Part Time \_\_\_ Student \_\_\_ Unemployed

Name of Company / Employer: \_\_\_\_\_

Job / Position: \_\_\_\_\_ Date employed: \_\_\_\_\_ Wage: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

**If you have other sources of income** that you would like for us to consider, please list income, source, and name and phone we may contact for confirmation. (You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.)

Amount	From	Contact Name	Phone

**Please describe your financial relationships and list some personal references:**

**Banking Accounts:**

Name of Bank/Location	Type of Account

**Credit Information:**

List average monthly payments, including but not limited to: credit cards, student loans, garnishments etc.

Name of Creditor	Type	Monthly Payment

**Personal References:**

Name	Relationship	Phone

I hereby authorize investigation of my credit, banking relationships, criminal history and employment for the purpose of my application to rent a property/unit from Cowan Development Co. I certify that the above information, to the best of my knowledge, is true and correct. False information on this application may void any lease agreement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Spouse: \_\_\_\_\_ Date: \_\_\_\_\_



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**Agreement to Uphold a Zero-Tolerance Drug-Free and Crime-Free Policy:**

In consideration of the execution or renewal of a lease for the mentioned rental property/unit, I agree to uphold Cowan Development Company’s zero-tolerance drug-free and crime-free policy as follows:

- 1. Resident and any members of the resident’s household or a guest or other person under the resident’s control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
- 2. Resident, any members of the resident’s household or a guest or other person under the resident’s control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
- 3. Resident or members of the household will not permit the dwelling to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- 4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.
- 5. Resident, any members of the resident’s household or a guest or other person under the resident’s control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises.

**6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. Prostitution, chemical activity, gang activity, and or any other breach of the rental agreement which jeopardizes the safety, health and welfare of the Landlord, agents or tenants shall be a material breach of the lease agreement.

9. This agreement is a LEASE ADDENDUM incorporated into the lease executed or renewed between the owner/agent and tenant.

X \_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

X \_\_\_\_\_  
Owner/Manager's Signature

\_\_\_\_\_  
Date