



# Trinity Property Solutions, LLC

Property Management ▲ Real Estate ▲ HOA Management

## Rental Application

Address applying for: \_\_\_\_\_ Rental Amount \_\_\_\_\_

Applicant's Full Name \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_

Birth Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Driver's License # \_\_\_\_\_ State \_\_\_\_\_

Vehicle Information: Make \_\_\_\_\_, Model \_\_\_\_\_, Color \_\_\_\_\_, Year \_\_\_\_\_, Tag# \_\_\_\_\_, State \_\_\_\_\_

Make \_\_\_\_\_, Model \_\_\_\_\_, Color \_\_\_\_\_, Year \_\_\_\_\_, Tag# \_\_\_\_\_, State \_\_\_\_\_

Phone – Home# \_\_\_\_\_, Work # \_\_\_\_\_, Cell# \_\_\_\_\_, Email \_\_\_\_\_

Requested move-in date: \_\_\_\_\_, Lease term \_\_\_\_\_, Do you have pets? \_\_\_\_\_, If yes, Attach a picture of pet(s) Y or N

Pet(s) breed/type/weight/age: \_\_\_\_\_ Do you have a waterbed? Y or N

**\*If pet is approved you will be required to pay a non-refundable pet fee before move-in and sign a pet agreement. If tenant (s) bring in an unauthorized pet on the property, there will be a \$500 fine per pet and immediate grounds for eviction.**

Ever filed bankruptcy? \_\_\_\_\_ Ever been evicted for tenancy? \_\_\_\_\_ Any outstanding judgement against you? \_\_\_\_\_

Current Address: \_\_\_\_\_ Current Rent: \$ \_\_\_\_\_ How Long: \_\_\_\_\_

Current Landlord \_\_\_\_\_ Phone# \_\_\_\_\_ Fax# \_\_\_\_\_

**\*If less than two years at current address:**

Previous Address: \_\_\_\_\_ Previous Rent \$ \_\_\_\_\_ How Long: \_\_\_\_\_

Previous Landlord \_\_\_\_\_ Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

**Employment:** - Full-time \_\_\_ Part-time \_\_\_ Retired \_\_\_ Other \_\_\_ **Student:** Full-time \_\_\_ Part-time \_\_\_

Employed by: \_\_\_\_\_ Address \_\_\_\_\_ Position \_\_\_\_\_

Monthly Salary: \_\_\_\_\_ How Long: \_\_\_\_\_ Supervisor: \_\_\_\_\_ Phone # \_\_\_\_\_ Ext. \_\_\_\_\_

Name of other occupants (s) (Include ages of children) \_\_\_\_\_

Nearest Relative (emergency Contact): \_\_\_\_\_ Relationship \_\_\_\_\_

Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

**I have voluntarily furnished the above information and authorized Trinity Property Solutions, LLC to verify information and obtain a commercial credit report and process a criminal background check. The undersigned person (s) represents that all above statements are true and accurate.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Application Fee of \$75 is Non-refundable.**

**After acceptance of application, security deposit will be Forfeited if applicant elects not to occupy the property**

\_\_\_\_\_  
Applicant's Initials / Date



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## APPLICATION POLICIES – READ CAREFULLY

### Requirements:

❖ **Application Fee: \$75 (MUST be Cash or Money Order)**

Non-refundable application fee per applicant required. All applications must be **signed and dated**. All occupants 18 years and older need to complete an application as well, but will not be required to pay an application fee.

❖ **Security Deposit:**

The **minimum** security deposit required is equivalent to one month's rent (with approved credit) and must be paid in Money Order or Certified Funds only. **NO cash, personal check, or credit/debit transactions are accepted.** Funds for the security deposit must be **completely separate** from the application fee and rent payments.

In order to secure the property, the minimum security deposit is required. If we do not receive the minimum security deposit with the application, the property will be kept on advertising and the first applicant with an approved application and security deposit will have first rights to the property.

❖ **Students:**

All students must have a parent or guardian co-signer who must submit a fully executed application with all other requirements for an application.

### We Need:

- ✓ Applicant(s) income to be at least **four times** the monthly rental amount.
- ✓ A copy of your driver's license for each applicant, co-signer and any occupant over the age of 18.
- ✓ A copy of your most current pay stubs, representing **one month** of income.
- ✓ A copy of your full credit report

### We verify:

Credit  
Criminal Background Check  
SC Judicial Court Records  
Rental History  
Employment

### Pets:

- ❖ If you have a pet, please verify this information with us prior to turning in your application so that we can approve the pet with the property owner.
- ❖ Pet fees are due at signing and non-refundable at move-out. Fees will be determined by type of pet, weight and should payment should be made via **money order or certified funds.**
- ❖ All applicants must provide photographs of each animal including the type, breed, weight and age for pet approval.

### Other Notations:

- ❖ There is a "**NO SMOKING**" policy in all properties managed by Trinity Property Solutions, LLC.
- ❖ Any applicants(s) with bankruptcies not discharged over two years ago and/or any evictions or money owed to another landlord is automatically denied.
- ❖ We will never discuss application findings with anyone other than the applicant(s).