



## Rental Application

Property address that you are applying for:

Each applicant over 18 years of age who will be living in the home must complete a separate application. Please respond with a "YES" or "NO" to all questions that apply. Explain any "YES" answers on the back of this form with details.

1. Has the signer ever FAILED to pay their bills on time?
2. Has the signer been sued for unpaid bills?
3. Has the signer been sued for eviction?
4. Has the signer had unpaid bills placed in collection?
5. Has the signer been convicted of a criminal offense?
6. Has the signer failed to pay rent in full?
7. Income Last Year: \$  Weekly: \$

First Name:  Middle Name:  Last Name:

DOB:  /  /

Email:  Phone #:

Driver's License #:  Date Issued:  /  /

SSN:  -  -

Present Address:

City:  State:  Zip:

Rented Since:  Monthly Rent: \$

Present Landlord's Name:

Landlord's Phone Number:

Previous Address:

City:  State:  Zip:

Rented From:  /  /  To:  /  /

Previous Landlord's Name:

Landlord's Phone Number:

Number Of Occupants:

Names And Age Of All Occupants:

I authorize anyone to verify the facts and obtain a background check, credit report, and conduct a social media check.

I understand that the \$60 fee per adult is NON-REFUNDABLE. If any information or answer on this application is false, it will result in automatic rejection. This form must be filled out COMPLETELY, ACCURATELY, and TRUTHFULLY.

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



(937) 415-1000  
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# Gem City LLC

## Rental Application Requirements

1. Credit Score:
  - Must have good credit.
  - Minimum credit score requirement: 620
2. Application Process:
  - Each applicant over 18 years old must submit a separate application.
  - Unpaid medical and student loans do not count against the applicant.
3. Rental History:
  - A stable, verifiable rental history for the past five years is required.
  - We exclusively consider long-term, stable tenants with a history of at least two years.
4. Rental References:
  - Excellent, verifiable rental references for the past five years are essential.
5. Income Verification:
  - Verifiable income sources accepted: Tax returns, W2, 1099, pay stubs, and other legal sources.
  - Housing choice vouchers are also accepted.
  - Minimum income requirement: Three times the monthly rent.
6. Employment/Income History:
  - Stable employment/income history for the past five years is required.
7. Background Check:
  - No criminal convictions, probation violations, or evictions within the past 7 years.
  - Application may be denied for felonies related to fraud, theft, distribution of controlled substances, assault, battery, violent crimes, crimes involving children, or any sex crimes.
8. Smoking Policy:
  - No smokers. All of our properties are certified smoke-free.
  - Smoke mitigation is extremely expensive, and tenants are held accountable for all remediation.
  - No smoking by anyone in, around, or on the premises.
9. Property Condition:
  - Your present home must be well-kept, in excellent condition, with no damage.
10. Tenant Behavior:
  - Clean, neat, and quiet tenants only.
11. Renters Insurance is mandatory.
12. Pets:
  - We may accept pets in certain properties. Only very small dogs are possibly accepted. One cat may be accepted. There is a monthly pet fee. Please check with us before applying.
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13. Application:
  - \$60 non-refundable application fee per adult.