About this Tool

Description:
This resource provides an example of a tenant application form. Rental applications provide important information about prospective tenants such as their income, household members, tenant histories, and any criminal records. While property owners have the right to collect information from applicants, local, state, and Federal laws govern what questions may be asked or how they are asked.

How to Adapt this Document:
It is recommended that you revise/create your own rental application with the assistance of legal counsel to fit the specific needs of your project and organization, as well as to assure compliance with any laws governing the management of real estate in your geographic location. The property management company you select will undoubtedly have a rental application it uses for its other clients, but it is advisable to compare it to other sample forms such as this one and use qualified legal counsel to select a form for use in leasing your rental property. Within this sample documents are notes and instructions in brackets with italic type. These should be removed from the final form.

Source of Document:
This document was adapted from a document provided by POAH, a nonprofit housing developer based in Boston, Massachusetts, which owns more than 6,400 affordable rental units in nine states.

Disclaimer:
This document is not an official HUD document. It is shown only as an example for informational purposes, and should be adapted as described above.

This resource is part of the NSP Toolkits. Additional toolkit resources may be found at www.hud.gov/nspta
Property/Address: ___________________________    Date: ________________

**Household Information:** Complete the following information for each household member that will occupy the unit at time of move-in:

<table>
<thead>
<tr>
<th>Name <em>(Last, First, MI)</em></th>
<th>Relationship to the Head of Household</th>
<th>Sex <em>(M/F)</em></th>
<th>Birth Date <em>(mm, dd, yyyy)</em></th>
<th>Student <em>(Y/N)</em></th>
<th>Social Security Number</th>
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**Current Address:** ____________________________________________________________

Primary Phone: ( ) __________________ Alternate Phone: ( ) __________________

**Are you claiming a “Preference”?** Certain preferences are assigned to applicants in order to provide housing opportunities for households with special needs. See Tenant Selection Plan for greater detail.

- ☐ Displaced by Government Action or Presidentialy Declared Disaster.
- ☐ Victim of Domestic Violence.
- ☐ Working, Elderly, or Disabled.
- ☐ Other or Local Preference: ______________________________________________

**Type:**

1st Choice: ☐ 2 BR ☐ 3 BR ☐ 4 BR ☐ 5 BR ☐ Other ______________

2nd Choice: ☐ 2 BR ☐ 3 BR ☐ 4 BR ☐ 5 BR ☐ Other ______________

Would you or anyone in your household benefit from a special needs unit? (Mobility, vision, or hearing impairment) ☐ Yes ☐ No

Will you or anyone in your household require a live-in care attendant? ☐ Yes ☐ No
Name of Live-In Care Attendant: _____________________________
Relationship (If any): _____________________________

**Housing References:**
List the past 3 years of housing references. *(If additional space is required, use the back of this page.)*

<table>
<thead>
<tr>
<th>Landlord’s Name/Address</th>
<th>Your Address</th>
<th>Own/Rent</th>
<th>Dates</th>
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<tbody>
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<td>1.</td>
<td></td>
<td>Own □</td>
<td>From:</td>
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<td></td>
<td>Rent □</td>
<td>To:</td>
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<td>Phone: (____)</td>
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<td>2.</td>
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<td>Own □</td>
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<td>Rent □</td>
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<td>Phone: (____)</td>
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<td>3.</td>
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<td>Own □</td>
<td>From:</td>
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<tr>
<td></td>
<td></td>
<td>Rent □</td>
<td>To:</td>
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<tr>
<td>Phone: (____)</td>
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</table>

**Household Information (continued)**

1. Will anyone else live in the unit on either a full-time or part-time basis, such as children temporarily absent, children in a joint custody arrangement, children away at school, unborn children, children in the process of being adopted, or temporarily absent family members?
   □ Yes □ No
   If YES, explain ________________________________________________

2. Do you expect the number of household members to change in the future?
   □ Yes □ No
   If YES, explain how many members will be added or reduced, and when that change will take place.
   ________________________________________________

3. Have any of the household members used names or a social security number other than the names and numbers used above?
   □ Yes □ No
   If YES, explain ________________________________________________

4. Are any or ALL members of the household full-time students?
   □ Yes □ No
   If YES, explain ________________________________________________

5. Have you or any member of your household ever been convicted of, plead guilty to or been placed on probation for any crime?
   □ Yes □ No
   If YES, provide the nature of the crime(s):
   ________________________________________________
   Date: ______________ State: ______________ City: ______________
   County: ______________
   Are any of the above convictions a felony? □ Yes □ No
   If YES, Please explain ________________________________________________

   Are you or any members of your household subject to a lifetime registration requirement under a state sex offender registration program?
   □ Yes □ No
   If YES, Please explain ________________________________________________
Are there any criminal charges pending now?  □ Yes  □ No  If YES, please explain

6. Do you live in subsidized housing now or have you in the past?  □ Yes  □ No
   If YES, where? ___________________________  From _________  To _________
   Were you evicted? ______  If YES, why? ___________________________

7. Have you or your spouse/co-applicant ever been evicted or otherwise involuntarily removed from rental housing due to fraud, non-payment of rent, failure to cooperate with recertification procedures, or for any other reason?  □ Yes  □ No
   If YES, explain ___________________________

8. Have you ever filed or are you currently filing for bankruptcy?  □ Yes  □ No
   If YES, give reason ___________________________
   Date of filing: ___________________________

9. Have you ever lived at any other property managed by ________ [insert management company name]?  □ Yes  □ No
   If YES, where? ___________________________

10. Why do you want to move from your current residence? ___________________________

11. How did you hear about us? ___________________________

12. Do you know or are you related to any of our residents or staff? ___________________________

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**Income Information:**

Earned income is counted only for household members 18 or older and members who are legally emancipated. Unearned income such as a grant or benefit is counted for all household members, including minors.

Include all GROSS income (before taxes) each household member expects to earn in the next 12 months. (Check either YES or NO to each question.)

Do YOU or ANYONE in your household receive OR expect to receive income from:

1. Employment wages or salaries? Self-employment? Regular pay as a member of the Armed Forces?  □ Yes  □ No
   (Include overtime, tips, bonuses, commission and payments received in cash.)

<table>
<thead>
<tr>
<th>Household Member</th>
<th>Name of Company (or note if self-employed)</th>
<th>Amount</th>
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2. Unemployment benefits or worker’s compensation? □ Yes □ No
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<th>Household Member</th>
<th>Name of Company</th>
<th>Amount</th>
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3. Public Assistance, General Relief or Temporary Aid to Needy Families (TANF)? □ Yes □ No
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<th>Household Member</th>
<th>Name of Company</th>
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4. (a) Child Support or Spousal Support (alimony)? □ Yes □ No
   (We must count court ordered support whether or not it is received unless legal action has been taken to remedy. We must also count support that is not court-ordered, rather, received directly from the payer.)
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<th>Household Member</th>
<th>Name of Company</th>
<th>Amount</th>
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   (b) How is the support received? (Check all that apply)
   □ Child Support Enforcement Agency
      Name of Agency:__________________________
   □ Court of Law
      Name of Court:__________________________
   □ Directly from Individual
      Name of Person:__________________________
   □ Other
      Explain:________________________________________________________________________

   (c) If money is not actually received, are you taking legal action to remedy? □ Yes □ No
      Explanation:_____________________________________________________________________

5. Social Security, SSI or any other payments from the Social Security Administration? □ Yes □ No
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<tr>
<th>Household Member</th>
<th>SSA Office</th>
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6. Regular payments from a pension, retirement benefit, annuities, or Veteran’s benefits? □ Yes □ No
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<tr>
<th>Household Member</th>
<th>Source of Benefit</th>
<th>Amount</th>
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7. Regular payments from a severance package? □ Yes □ No
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<th>Household Member</th>
<th>Source of Benefit</th>
<th>Amount</th>
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8. Regular payments from any type of settlement? (For example, insurance settlements) □ Yes □ No
   Household Member Source of Benefit Amount
   ____________________________________ ____________________________________ __________________________

9. Disability, death benefits or life insurance dividends? □ Yes □ No
   Household Member Source of Benefit Amount
   ____________________________________ ____________________________________ __________________________

10. Regular gifts or payments from anyone outside of the household? □ Yes □ No
    (This includes anyone supplementing your income or paying any of your bills.)
    Household Member Source of Benefit Amount
    ____________________________________ ____________________________________ __________________________

11. Educational grants, scholarships, or other student benefits? □ Yes □ No
    Household Member Source of Benefit Amount
    ____________________________________ ____________________________________ __________________________

12. Regular payments from lottery winnings or inheritances? □ Yes □ No
    Household Member Source of Benefit Amount
    ____________________________________ ____________________________________ __________________________

13. Regular payments from rental property or other types of real estate transactions? □ Yes □ No
    Household Member Source of Benefit Amount
    ____________________________________ ____________________________________ __________________________

14. Any other income sources or types not listed above? □ Yes □ No
    Household Member Source of Benefit Amount
    ____________________________________ ____________________________________ __________________________

15. Do you or any other household member expect any change in income in the next 12 months? □ Yes □ No
    If YES, explain:______________________________________________________

Zero Income Verification:
Are YOU or is ANY OTHER ADULT member of your household claiming zero income?
□ Yes □ No If YES, who? ____________________________
**Asset Information:**
Include all assets and the corresponding annual interest rate, dividends or any other income derived from the asset. An asset is defined as any lump sum amount that you hold in your name and currently have access to. Include the value of the asset and corresponding income from the asset in the space provided.

**INCLUDE ALL ASSETS HELD BY ALL HOUSEHOLD MEMBERS INCLUDING MINORS.**

Do YOU or ANYONE in your household hold:

1. Checking or savings account?
   - **Household Member**
   - **Bank or Financial Institution**
   - **Amount**
   - ☐ Yes ☐ No

2. CDs, money market accounts or treasury bills?
   - **Household Member**
   - **Bank or Financial Institution**
   - **Amount**
   - ☐ Yes ☐ No

3. Stocks, bonds or securities?
   - **Household Member**
   - **Source (Broker’s Name)**
   - **Amount**
   - ☐ Yes ☐ No

4. Trust funds?
   - **Household Member**
   - **Bank or Financial Institution**
   - **Amount**
   - ☐ Yes ☐ No
   
   Are any of the above listed trusts irrevocable?  ☐ Yes ☐ No

5. Pensions, IRAs, 401Ks, 403Bs, KEOGH or other retirement accounts?
   - **Household Member**
   - **Location of Account**
   - **Amount**
   - ☐ Yes ☐ No

6. Cash on hand?
   - **Household Member**
   - **Source of Benefit**
   - **Amount**
   - ☐ Yes ☐ No

7. Surrender value of a whole life, universal life, or endowment insurance policy which is available to the policy holder before death?
   - **Household Member**
   - **Life Insurance Company**
   - **Amount**
   - ☐ Yes ☐ No
8. Real estate, rental property, land contract/contract for deeds or other real estates holdings?  
   
   (This includes your personal residence, mobile homes, vacant land, farms, vacation homes or commercial property)  
   □ Yes □ No  
   
   **Household Member**  
   
   **Source of Benefit**  
   
   **Amount**  
   
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9. Personal property as an investment?  
   (This includes paintings, coin or stamp collections, artwork collections or show cars and antiques. This does not include your personal belongings such as your car, furniture or clothing.)  
   □ Yes □ No  
   
   **Household Member**  
   
   **Source of Benefit**  
   
   **Amount**  
   
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10. Do you have a safe deposit box containing contents with a monetary value?  
    □ Yes □ No  
    
    **Household Member**  
    
    **Source of Benefit**  
    
    **Amount**  
    
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11. Have you or any household member disposed of or given away any asset(s) for LESS than fair market value within the past 2 years?  
    □ Yes □ No  
    
    **Household Member**  
    
    **Description of Asset Disposed**  
    
    **Amount Received**  
    
    ________________  
    ________________  
    ________________  
    
    Explanation:__________________________  
    

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**Do you or anyone listed above own a vehicle?**

**Vehicle Identification:**

1. License #:  
   State Issued:  
   Make/Model/Year:  

2. License #:  
   State Issued:  
   Make/Model/Year:  

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All questions that were answered YES on this application will be verified through the appropriate third-party source. It will be your responsibility to provide management with all necessary information to properly process your application and verify your eligibility. This will include names, addresses, phone and fax numbers, account numbers (where applicable), and any other information required to expedite this process.

**Signature Clause:**

I understand that management is relying on this information to prove my household’s eligibility for housing assisted under a program of the U.S. Department of Housing and Urban Development (HUD). I certify that all information and answers to the questions are true and complete to the best of my knowledge. I consent to release the necessary information to determine my eligibility. I understand that providing false information or making false statements may be grounds for denial of my application. I also understand that such action may result in criminal penalties.

I consent to have management verify the information contained in this application for purposes of proving my eligibility for occupancy. I will provide all necessary information and expedite this process in anyway possible. I understand that my occupancy is contingent on meeting management’s resident selection criteria and the HUD Neighborhood Stabilization Program.

I understand that in compliance with the FAIR CREDIT REPORTING ACT the processing of this application includes but is not limited to making any
inquiring deemed necessary to verify the accuracy of the information I provided, including procuring consumer reports from consumer credit reporting agencies and obtaining credit information from other credit institutions.

I hereby grant this property owner and ________________________ [Insert Management Company Name] the right to process this application for the purpose of obtaining a Rental/Lease Agreement with this property. Additionally, I authorize all corporations, companies, law enforcement agencies, academic institutions, and current and former employers to release information they may have about me and release them from any liability and responsibility from doing so. A photographic or faxed copy of this authorization shall be as valid as the original.

All household members 18 and over must sign below:

__________________________    __________________________
Signature                      Date
__________________________    __________________________
Signature                      Date
__________________________    __________________________
Signature                      Date
__________________________    __________________________
Signature                      Date

For Office Use Only

Check here if Pre-Application is on file. □

Application Date: __________  Time: _____  Desired Move-In Date: __________
Application Received By: __________________________  As Agent for Owner