



Rental Application

Ala Kai Realty, Inc.
688 Kinoole Street Suite 102
Hilo, Hawaii 96720
808 935-3378 Tel
808 935-7575 FAX
<http://www.AlaKaiRealty.com>

Property Manager

Susan Lancaster REALTOR®, (S) CRA
 Susan@AlaKaiRealty.com
 808 937-3799 cell phone

Please complete this application with all information requested. This provides the basis for our selection of a qualified tenant for the properties we manage. Completing and signing of this Rental Agreement gives Ala Kai Realty, Inc. the authorization to process the application and make the customary credit and reference checks. If accepted as a Tenant, this application becomes part of the Rental Agreement. All information provided herein will be kept in confidence. Read both sides carefully before signing.

We are working with neighbors and other landlords in this area to maintain the quality of the neighborhood. We want to make sure that people do not use rental units for illegal activity. To that end, we have a thorough screening process. We do not tolerate illegal activities including but not limited to domestic abuse and drug use/promotion.

If you meet the application criteria and are accepted, you will have the peace of mind of knowing that other renters in this area (apartment complex) are being screened with equal care, as a result, there may be a reduced risk of illegal activity occurring in the area.

Please note that we provide equal housing opportunity. We do not discriminate on the basis of race, color, religion, sex, handicap, national origin, familial status, marital status, ancestry, disability, age, and HIV infection.

Today's Date _____

Address of Property Applying For _____

General Characteristics Desired Rent Range/mo. _____

Lease Begin Date _____ Bedrooms _____ Baths _____

Fully Furnished _____ Partially Furnished _____ [] House [] Apartment

Lease Term: M/M _____ 6months _____ 1 year _____

Additional Comments _____

Do you own any pets? [] Yes [] No If yes, list kind, number, etc. _____

Applicant:

Name _____
 SSN _____/_____/_____
 Birth date ____/____/_____
 Home Phone _____
 Cellular Phone _____
 E-Mail _____

Co-Applicant:

Name _____
 SSN _____/_____/_____
 Birth date ____/____/_____
 Home Phone _____
 Cellular Phone _____
 E-Mail _____

Employment Information:

Employer _____
 Address _____ Phone _____
 Position _____
 Months with Employer _____
 Supervisor _____
 Salary/Mo _____ Commission/Mo _____
 Add'l Income/Mo. Source _____

Employer _____
 Address _____ Phone _____
 Position _____
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 Add'l Income/Mo. Source _____

Housing Assistance [] County Housing
 [] Other: _____

Housing Assistance [] County Housing
 [] Other: _____

Name and relationship of ALL other persons to occupy the residence

Name	Relationship	Age	SS#
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Current Rental Information (where your bills are sent)

Applicant

Address _____
City _____ State _____ Zip _____
Rent _____ Months at Address _____
Landlord/Agent _____
Landlord/Agent Phone _____
Reason for move _____

Co-applicant (if different)

Address _____
City _____ State _____ Zip _____
Rent _____ Months at Address _____
Landlord/Agent _____
Landlord/Agent Phone _____
Reason for move _____

Previous Rental Information

Address _____
City _____ State _____ Zip _____
Rent _____
Landlord/Agent _____
Landlord/Agent Phone _____
Reason for move _____

Address _____
City _____ State _____ Zip _____
Rent _____
Landlord/Agent _____
Landlord/Agent Phone _____
Reason for move _____

Additional Information

Years lived in Hawaii? _____ Do you own a Waterbed? [] Yes [] No
Are either the Applicant or Co-applicant subject to transfer.? [] Yes [] No
Have either the Applicant or Co-applicant ever filed a petition for Bankruptcy? [] Yes [] No
Have either the Applicant or Co-applicant ever been evicted from any tenancy? [] Yes [] No
Have either the Applicant or Co-applicant ever refused to pay rent when due? [] Yes [] No
Have either the Applicant or Co-applicant ever been convicted of a felony? [] Yes [] No
If yes, give date and description of conviction _____

Credit References

Applicant

Bank (checking) Account # _____
Bank & Branch _____
Bank (savings) Account # _____
Bank & Branch _____
Major Credit Card _____
Auto Year, Make & Model _____
License Plate # _____
Mo. Payment on Auto _____

Co-Applicant

Bank (checking) Account # _____
Bank & Branch _____
Bank (savings) Account # _____
Bank & Branch _____
Major Credit Card _____
Auto Year, Make & Model _____
License Plate # _____
Mo. Payment on Auto _____

Personal References Please provide names and telephone numbers of persons **NOT RELATED**, who can attest to your character & responsibility.

Name: _____
Name _____

Phone # _____
Phone # _____

Emergency Contact

Please provide the Name, Address and Telephone of person(s), related or not related, that you would wish for us to contact in the event of an emergency, accident or illness.

Name _____ Address _____ Phone # _____
Name _____ Address _____ Phone # _____

Please read the following carefully, before signing:

1. CONTRACT: This is a legally binding contract. Please read all items carefully and fill in all necessary information. Incomplete applications will not be processed.
2. You will be denied rental if you misrepresent any information on the application. If misrepresentations are found after a rental agreement is signed, your rental agreement will be immediately terminated.
3. You may be denied rental if, in the last 3 years, you have had a conviction for any type of crime that would be considered a serious threat to real property or to other residents' peaceful enjoyment of the premises, including the manufacture or distribution of controlled substances.
4. The Agent has the right to accept or reject this application. If rejected for any reason, Applicant hereby waives any claim for damages by reason of non-acceptance of this application. The Agent may reject the application without stating the reason.
5. This application shall be checked and approved prior to taking occupancy.
6. Agent will not be bound by any representations, agreements or promises made by representatives or Agents, unless contained in writing on this application and incorporated into the Rental Agreement.
7. If accepted, Applicant(s) agree(s) to deposit specified Security Deposit with Agent within two (2) days-of-acceptance date. Security deposits shall be paid in full prior to the execution of the Rental Agreement.
8. If accepted, Applicant(s) agree(s) that the first month's full or pro-rata rent is due in advance. An inspection shall be performed and keys issued on the date of occupancy.
9. Thereafter, all rents are due as specified on the rental agreement. In addition, should there be any dishonored checks returned to Ala Kai Realty, Inc., a service charge of \$25.00 will be imposed.
10. In the event the Security Deposit is not-paid or the Rental Agreement is not executed as agreed, the Agent may deem the application withdrawn and the Agent will be under no further obligation.
11. In the event that the applicant fails to take occupancy by the lease begin date, agent (on behalf of owner) may bring an action for damages for breach of contract and retain any security deposit paid. Applicant shall be held responsible for the rent from the period specified as the lease begin date until the unit is re-rented plus any costs such as advertising, cleaning, etc. which may be deemed necessary to re-rent the unit.
12. It is understood that the property shall be occupied only by those persons listed on this application and the property shall be used only for residential purposes. All adult occupants (18 & over) must submit a rental application and sign the Rental Agreement.
13. If accepted, Applicant(s) agree(s) to observe all provisions of the Lease and such House Rules as may apply and to maintain maximum desirability of the premises, including grounds and to see that any guests conform to the terms, rules and regulations, of the Rental Agreement.
14. Permission to have pets is granted only by the Owner, and if granted, Tenant agrees to take responsibility for any and all damages caused by the pet(s). Agent will have the premises and grounds professionally fumigated, as needed, at the Tenant's expense. The carpets will be professionally cleaned at the Tenants expense upon vacating. In the event pets are brought into the property, without consent, all the above conditions apply; and in addition it will be considered a violation of the Rental Agreement. The Agent may cancel the tenancy for this violation.
15. The undersigned are hereby requesting to be considered for tenancy and agree to abide by all the conditions stated on this application. Further, the Applicant(s) certify that all representations made on this application are true and correct. The Applicant(s) understand and give permission for Ala Kai Realty, Inc. to investigate the information provided herein to determine the credit worthiness and reliability of the Applicant(s).

By signing below, I/we acknowledge that I/we have read and understood the rental application provided by Ala Kai Realty, Inc. I/we hereby authorize Ala Kai Realty, Inc. to contact present, previous and/or prior rental references, provide you with a credit report on me/us, and authorize you to verify the information that I/we have supplied to you.

I/we hereby declare that the information I/we have supplied here to you is true and correct, and I/we agree that the Landlord and/or Ala Kai Realty, Inc. may terminate any rental agreement or other agreement entered into with me/us in reliance on false or misleading statements that I/we have made.

Copy of photo identification for each applicant is required along with rental application.

Applicant _____

Date _____

Applicant _____

Date _____

