

RENTAL POLICY

Permitted Occupancy of our Properties:

- A. 1 Bedroom- Maximum of 2 adults- 0 Children
- B. 2 Bedroom- Maximum of 2 adults- Maximum of 2 children
- C. 3 Bedroom- Maximum of 2 adults- Maximum of 3 children
- D. 4 Bedroom- Maximum of 2 adults- Maximum of 4 children

Applications must be completely filled out. We need a copy of the driver's licenses of all adults who will be residing in the property.

A \$20.00 application fee must be paid at the time application is turned in. We will verify employment, current residence with present landlord, and will run a credit check. Applicants are notified within 2 business days of application approval or denial.

Credit score requirements:

- 1. If you are approved and your credit score is **600** or higher you are required to pay the deposit and 1st months rent at the time the lease is signed.
- 2. If your credit score is **599** or lower, you must pay the deposit, first and last months rent at the time the lease is signed.

We will hold a property for up to two weeks with paid deposit.

Prior to signing the lease, all utilities must be transferred into the tenant's name. The lease cannot be signed unless the tenant provides us with written verification that utilities have been transferred. Deposit and rent payments are also expected at this time.

Utility companies:

Frankfort Plant Board (502-352-4372)	Shelby Water (502-633-2840)
Farmdale Water (502-223-3562)	KU (800-981-0600)
Columbia Gas (800-432-9345)	Atmos Energy (888-286-6700)

Rent is due on the 1st day of each month. Ten-dollar (\$10.00) daily late fees will be applied after the 5th until rent is paid in full. We accept check, money orders, Visa, Master Card, and American Express as forms of payment.

WE DO NOT ACCEPT CASH.

Peach Properties

2104 Lawrenceburg Rd
Frankfort, Ky 40601
502-352-2200/ Fax: 502-352-2201
Peachproperties.com

RENTAL APPLICATION

Date: _____

Property applying for: _____ Desired Move In date: _____

Primary Applicant:

Applicant Name:	Phone:
Birthday:	SSN:
EMAIL:	
Present address:	
Rent Own Monthly Payment:	
How long at this address:	
Landlord Name, Address, and Phone:	

Are you a student: Y N Name of college: _____ Grad. Date: _____

Applicant Employer: _____ Supervisor Phone _____

Position: _____ How long: _____ Income (monthly/yearly): _____

Co-Applicant:

Applicant Name:	Birthday:
Phone:	SSN:
EMAIL:	
Present address:	
Rent Own Monthly Payment:	
How long at this address:	
Landlord Name, Address, and Phone:	

Are you a student: Y N Name of college: _____ Grad. Date: _____

Applicant Employer: _____ Supervisor Phone _____

Position: _____ How long: _____ Income (monthly/yearly): _____

PLEASE TURN OVER TO COMPLETE

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 Peachhomesandproperties.com

Vehicle #1: (yr/make/model)	Vehicle #2 (yr/make/model)
Color:	Color:
License Plate:	License Plate:
Full names of those to occupy this property:	Relationship:

Personal Reference: _____ Phone: _____

Address: _____

Personal Information:

Have you ever filed bankruptcy? Y N

Explain: _____

Have you ever been convicted of a crime? Y N

Explain: _____

Have you ever had an eviction filed against you? Y N

I hereby consent to allow Peach Homes and Properties through its designated agents to obtain my credit information and my criminal background for the purpose of determining whether or not to lease property.

I also understand that there is non-refundable application processing fee in the amount of \$20.00

 Signature of Applicant

 Signature of Co-Applicant

If you do not mind to take a moment to answer these questions it will really help us to serve our customers better.

How did you hear about us? (please circle) Friend Newspaper Internet Yard Signs
 Realtor (please provide name) _____
 How would you rate our properties: (poor) 1 2 3 4 5 (excellent)
 How would you rate our staff: (poor) 1 2 3 4 5 (excellent)

FOR OFFICE USE ONLY

Rental History:

Paid on time:	Fulfilled Lease:
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Complaints or Disruptions:

Employment Verification:

Employed: _____ Time employed: _____

Credit Score: _____

Other information:

Approved/ Denied: _____

Date: _____