

Dear Potential Tenant/s,

Thanks for choosing Marwaha Real Estate LLC's property for your next home.

**You can expect the following from us:**

- For us, it is all about you, the tenants. We will listen to your needs and will do our utmost to satisfy you.
- We take your needs very seriously.
- We are very transparent, communicative and approachable.
- We have beautiful, well-kept and maintained properties that you will be proud to call your homes.
- As a standard, all of our properties come with kitchen appliances to include cooking range with oven, dish washer, microwave and refrigerator. In addition all of our properties are equipped with washer and dryer.
- Our properties go under full inspection by our team of licensed contractors before they are rented out and that is why we barely get any maintenance calls.
- We have a full team of contractors to handle any maintenance calls.
- Our properties are in family oriented neighborhoods.
- Our properties are pet friendly.
- We will strive every day to make sure that you will feel good about your decision for choosing our properties as your homes.

**We believe in fair, simple and transparent application process.**

- You will get our decision within 48 hours, exceptions applied, upon completion and submission of the application.
- Once you are approved, you will have 48 hours to sign the lease with us.
- At the time of signing the lease, you have to submit deposit which is equal to one month's rent. Exceptions applied.
- We look at the entire application of the candidate rather than just basing our decision on the credit score.
- Landlord reserves the right to approve or disapprove an application at its own discretion.
- Landlord reserves the right to change any policy any time at its own discretion.
- \$295 non-refundable pet fee per pet. \$35/month as pet rent per pet.

**Checklist for the supporting documents:**

- **Please submit all the documents along with your SSN number via email to [info@marwahainvestments.com](mailto:info@marwahainvestments.com)**
- **Copy of recent last three months of paystubs.**
- **Copy of driver's license.**
- **Canceled bank check. If you don't have one just let us know.**
- **\$95 application fee for one applicant. Additional \$75/applicant for more than one applicant. Application fee is non-refundable.**
- **\$89 processing fee (only if approved)**
- **Application fee can be paid online.**

*\*Each applicant should fill application separately.*

- Address for the property you are applying: \_\_\_\_\_
- Name: \_\_\_\_\_
- Email: \_\_\_\_\_
- Cell#: \_\_\_\_\_
- SSN: \_\_\_\_\_                      DOB: \_\_\_\_\_

Will there be anyone living in the property that will be not on lease? If yes, please provide name and DOB.

Will there be pets living in the house? If yes, please mention what kind, how many and weight. Separate pet addendum needs to be filled out while signing the lease.

**Answer in “Yes or No,” if yes, provide details:**

- Have you even been evicted?
- Have you ever filed bankruptcy?
- Have you ever been involved in illegal activities?
- Have you ever been arrested or convicted for a crime?
- Do you intend to do any illegal activity at the property?
- Do you have any pending charges on you?
- Have you had a judgment entered against you?
- Have you had bills or debts turned over to collection agency?
- Have you been delinquent on court-imposed alimony or child support payments?
- Have you had your wages, benefits, or assets garnished or attached for any reason?
- Are you currently delinquent on any debt(s)?

**If you have answered “Yes” to any of the questions above, please explain on a separate piece of paper detailed explanation for each and every offense.**

**My approximate credit score is: \_\_\_\_\_**

**Current Employer:** \_\_\_\_\_

**Employer's Address:** \_\_\_\_\_

**Position:** \_\_\_\_\_

**Start date:** \_\_\_\_\_

**Current annual salary:** \_\_\_\_\_

**Contact information for employment verification:** \_\_\_\_\_

**Any other income source, please provide details:** \_\_\_\_\_

**Current address:** \_\_\_\_\_

**Lease start and end date:** \_\_\_\_\_

**Current monthly rent:** \_\_\_\_\_

**Landlord's information (name and telephone number):** \_\_\_\_\_

I authorize Marwaha Real Estate LLC to run your credit for rental purpose? In any case or circumstances I will not hold any claim against the landlord for checking my credit. \_\_\_Yes\_\_\_No

I authorize Marwaha Real Estate LLC to check in my rental records for renting purpose. In any case or circumstances I will not hold any claim against the landlord for checking my rental references/records. \_\_\_Yes\_\_\_No

**CERTIFICATION:**

I certify under the penalty of perjury under the laws of the State of Virginia that on this form, and on any attachment to it, my answers are true, complete, and correct to the best of my knowledge and belief and are made in good faith.

Signature: \_\_\_\_\_

Date \_\_\_\_\_

Print Name: \_\_\_\_\_

Driver's License# \_\_\_\_\_