



110 Dempsey Dr. Ste K Rogersville,  
MO 65742

Ph#: 417-823-3950

Fax: 417-823-3966

Email: [info@jnmrealtygroup.com](mailto:info@jnmrealtygroup.com)

### BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
- Applicant must have verifiable current employment or income with a gross monthly income of at least three (3) times the rental rate. In the event that the applicant has been at his or her current job for a period of six (6) months or less, then the applicant must provide verification of prior employment. Should the applicant be self-employed, he or she must then provide a copy of the previous year's tax return. **\*\*PLEASE SUBMIT PROOF OF INCOME w/ APPLICATION (ex: paystubs, bank statements, award letters for SSI/Disability)\*\***
- Applicants must have a verifiable rental reference of six (6) months or more with a lease term fulfilled and a copy of the thirty (30) day written notice to vacate the current or previous address provided. Applicants must not have more than two (2) late payments and/or non-sufficient fund (NSF) checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial of application.
- Applicant credit reports must be in good and acceptable standing. Medical collection accounts will be the only exception in determining acceptable credit. Personal bankruptcies shall be allowable if the applicant meets all other qualifications and criteria and has re-established a good credit rating.
- Any and all adults must complete a rental application, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease.
- Roommates must each have a gross monthly income of at least two (2) times the rental rate, and they must each fill out an application and pay an application fee and meet qualification criteria.
- A Co-Signer will be accepted on behalf of full-time students and for people with no prior rental, credit history or insufficient income. A Co-Signer must complete an application and

submit proof of income. Income requirement for a co-signer is six (6) times the rental amount. **\*\*PLEASE SUBMIT PROOF OF INCOME w/ APPLICATION (ex: paystubs, bank statements, award letters for SSI/Disability)\*\***

▪ **MAXIMUM OCCUPANCY STANDARDS:**

- 1 Bedroom has a maximum occupancy of two (2) persons
- 2 Bedroom has a maximum occupancy of four (4) persons
- 3 Bedroom has a maximum occupancy of six (6) persons

I have read and agree to the above rental criteria requirements.

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

# Application

## Personal Information

Property Applying For: \_\_\_\_\_ Date Applied: \_\_\_\_\_  
Anticipated Move-In: \_\_\_\_\_  
Name: (First/Middle/Last) \_\_\_\_\_  
Maiden (If Applicable) \_\_\_\_\_  
SSN: \_\_\_\_\_ DOB: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

---

## Pets

Pets: ( ) Yes or ( ) No Is your pet a ESA or Service Animal: ( ) Yes or ( ) No  
Describe: (Color/Age/Breed) \_\_\_\_\_  
Describe: (Color/Age/Breed) \_\_\_\_\_

---

## Occupants

Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_

---

## Rental History

Current Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Landlord: \_\_\_\_\_ Landlord Phone #: \_\_\_\_\_  
How Long: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Evicted ( ) Yes or ( ) No  
Reason for Leaving: \_\_\_\_\_

Previous Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Landlord: \_\_\_\_\_ Landlord Phone #: \_\_\_\_\_  
How Long: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ Evicted ( ) Yes or ( ) No  
Reason for Leaving: \_\_\_\_\_

---

**Employment Information**

Current Employment: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_  
Income: \_\_\_\_\_ per ( ) Week ( ) Month ( ) Year

Previous Employment: \_\_\_\_\_  
Street Address: \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Supervisor: \_\_\_\_\_ Phone # \_\_\_\_\_  
How long? From: \_\_\_\_\_ To: \_\_\_\_\_  
Income: \_\_\_\_\_ per ( ) Week ( ) Month ( ) Year

---

**Background**

Have you ever been evicted? ( ) Yes ( ) No  
If yes, explain \_\_\_\_\_

Foreclosure/Repossession? ( ) Yes ( ) No  
If yes, explain \_\_\_\_\_

Have you ever filed for bankruptcy? ( ) Yes ( ) No  
If yes, explain \_\_\_\_\_

Have you been convicted of a felony? ( ) Yes ( ) No  
If yes, explain \_\_\_\_\_

If there is anything we will find on your background check that you would like to comment on,  
please address here:

---

---

---

---

---

I understand that this is a routine application to establish credit, character, employment, and rental history. I also understand that this is **NOT** an agreement to rent and that all applications must be approved. I authorize verification of references given and permit landlord to run both credit and background checks. I declare that the statements above are true and correct, and I agree that the landlord may terminate my agreement entered in reliance on any misstatement made above. In consideration for landlord holding said apartment at \_\_\_\_\_ I am making a deposit of: \$\_\_\_\_\_. The deposit shall be retained as a security deposit. If the applicant is accepted, the said security deposit shall not be refunded. A non-refundable application fee has been submitted in the amount of: \$\_\_\_\_\_.

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