

RENTAL APPLICATION

Please provide all of the information requested below. Incomplete information can delay the processing of your application.
PLEASE PRINT CLEARLY.

OCCUPANT(S)

Name _____	Co-Applicant _____				
SS# _____ DL# _____	SS# _____ DL# _____				
Date of Birth _____	Date of Birth _____				
Phone: Home (_____)	Phone: Home (_____)				
Work (_____)	Work (_____)				
Any other occupants (Name, Age, Relationship)					
NAME	AGE	RELATIONSHIP	NAME	AGE	RELATIONSHIP
_____			_____		
_____			_____		
_____			_____		

EMPLOYMENT HISTORY

Current Employer _____	
Address _____	
Supervisor _____	Phone (_____)
Gross Monthly Salary _____	Position _____ How Long _____
Co-Applicant's Employer _____	
Address _____	
Supervisor _____	Phone (_____)
Gross Monthly Salary _____	Position _____ How Long _____

RENTAL HISTORY (No Less Than Two Years)

Present Address _____	
Rent _____ Own _____	Number _____ Street _____ Apt# _____ City _____ State _____ Zip _____
Rental/Mortgage Amount Paid Monthly _____ From/To _____	
Reason for leaving _____	
Landlord Name/Mortgage Co. _____	Phone # (_____)
Previous Address _____	
Rent _____ Own _____	Number _____ Street _____ Apt# _____ City _____ State _____ Zip _____
Rental/Mortgage Amount Paid Monthly _____ From/To _____	
Reason for leaving _____	
Landlord Name/Mortgage Co. _____	Phone # (_____)
Previous Address _____	
Rent _____ Own _____	Number _____ Street _____ Apt# _____ City _____ State _____ Zip _____
Rental/Mortgage Amount Paid Monthly _____ From/To _____	
Reason for leaving _____	
Landlord Name/Mortgage Co. _____	Phone # (_____)

BANKING REFERENCE

Name _____ Phone # (____) _____

Address _____

Number	Street	City	State	Zip
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Account # _____ Checking _____ Savings _____ Balance _____

PERSONAL REFERENCES

1) _____

Name	Number	Street
City	State	Zip
Relationship	Phone #	

2) _____

Name	Number	Street
City	State	Zip
Relationship	Phone #	

OTHER INFORMATION

Pets (describe) _____

Water-filled Furniture (describe) _____

Vehicles/Boats to be parked on premises (make/model/year/license no.): _____

In the past, have you been delinquent in paying rent or other financial obligations? If Yes, Explain: _____

In the past, have you failed to perform any obligation of a rental agreement or have you been a defendant in an eviction lawsuit?

If yes, Explain: _____

The information on this application is true and correct to the best of my knowledge. I hereby authorize _____ or its agents to verify the above information and obtain either a consumer or investigative credit report from Contemporary Information Corp. I understand that the \$ _____ fee for verifying this rental application is not a deposit, will not be applied to any rent, or refunded even if the application to rent is declined.

ALL APPLICANTS MUST SIGN BELOW:

SIGNATURE: _____ DATE _____

SIGNATURE: _____ DATE _____

FOR OFFICE USE ONLY

NOTE: Advise the applicant to authorize employers, banks, and landlords to release all relevant information to Contemporary Information Corporation.

Remarks: _____

Move in Date _____ Unit # _____ Unit Type _____ Rent \$ _____

Advise Applicants _____

Not Accepted: Reason _____

MYSMARTLEASE.COM APPLICATION AGREEMENT

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. I declare that the statements above are true and correct, and I agree that the landlord may terminate my agreement entered into in reliance on any misstatement made above. I further authorize MySmartLease.com, Inc. a subsidiary of Innovative Marketing Techniques, Inc., to obtain a consumer credit report, to conduct a criminal record search, an eviction search, and to make other inquiries as deemed necessary in determining eligibility for tenancy and assessing credit worthiness. I further authorize MySmartLease.Com and agents and representatives of MySmartLease.Com to release and convey said searches and inquiries to any parties deemed necessary by MySmartLease.Com to assist with the approval process, including but not limited to principals of prospective rental properties, or outside brokers in connection with rental properties applicant has shown interest in. I understand the information set out in the rental application form may be used for purposes of responding to emergencies, ensuring the orderly management of the tenancy, complying with legal requirements and for collection purposes should rent be left owing or rental property damage at termination of lease or end of tenancy. I have also received a copy of FCRA Summary of Rights and understand its contents. ? NOTICE TO TENANT

This Landlord utilizes the services of TVS Tenant Verification Service Inc. and or, Contemporary Information Corp. , which are Credit Reporting Agencies.

The Term TVS herein references to both Tenant Verification Service Inc. and or, Contemporary Information Corp. , which are Credit Reporting Agencies.

Tenants that leave landlords stuck with unpaid rental fees and/or damaged rental property are reported to TVS. TVS records this information in its database and it becomes known as a bad debt. Landlords want to reduce their risk of income loss and therefore will deny an application for tenancy based on a bad debt that has been reported by another landlord.

It is important therefore to make sure that all rental fees are paid at the time of your departure and that the rental unit has not been damaged due to your neglect.

TVS wants to help you by being able to report your credit history in a positive manner. A good credit history is important to you and important to your landlord. If you encounter a problem as a result of a credit check with TVS, you can inquire about your personal information that may be on file.

You must submit a request in writing and include two pieces of photocopied Identification; one piece of Identification must have your photo. You may call 604-576-3004 for assistance.

Thank you for your consideration.

AUTHORIZATION TO RELEASE CREDIT INFORMATION

This is to advise that I the undersigned hereby authorize the person or firm to whom my application has been submitted, to obtain credit reports that may be deemed necessary in connection with the establishment and maintenance of a credit account or for any other direct business requirement.

FCRA Summary of Rights

A Summary of Your Rights - Under the Fair Credit Reporting Act.

The federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness, and privacy of information in the files of every "consumer reporting agency" (CRA). Most CRAs are credit bureaus that gather and sell information about you - such as if you pay your bills on time or have filed bankruptcy - to creditors, employers, landlords, and other businesses. You can find the complete text of the FCRA, 15 U.S.C. §§1681-1681u, by visiting www.ftc.gov. The FCRA gives you specific rights, as outlined below. You may have additional rights under state law. You may contact a state or local consumer protection agency or a state attorney general to learn those rights.

You must be told if information in your file has been used against you. Anyone who uses information from a CRA to take action against you - such as denying an application for credit, insurance, or employment - must tell you, and give you the name, address, and phone number of the CRA that provided the consumer report.

You can find out what is in your file. At your request, a CRA must give you the information in your file, and a list of everyone who has requested it recently. There is no charge for the report if a person has taken action against you because of information supplied by the CRA, if you request the report within 60 days of receiving notice of the action. You also are entitled to one free report every twelve months upon request if you certify (1) you are unemployed and plan to seek employment within 60 days, (2) you are on welfare, or (3) your report is inaccurate due to fraud. Otherwise, a CRA may charge you up to eight dollars.

You can dispute inaccurate information with the CRA. If you tell a CRA that your file contains inaccurate information, the CRA must investigate the items (usually within 30 days) by presenting to its information source all relevant evidence you submit, unless your dispute is frivolous. The source must review your evidence and report its findings to the CRA. (The source also must advise national CRAs - to which it has provided the data - of any error.) The CRA must give you a written report of the investigation and a copy of your report if the investigation results in any change. If the CRA's investigation does not resolve the dispute, you may add a brief statement to your file. The CRA must normally include a summary of your statement in the future reports. If an item is deleted or a dispute statement is filed, you may ask that anyone who has recently received your report be notified of the change.

Inaccurate information must be corrected or deleted. A CRA must remove or correct inaccurate or unverified information from its files, usually within 30 days after you dispute it. However, the CRA is not required to remove accurate data from your file unless it is outdated (as described below) or cannot be

verified. If your dispute results in any change to your report, the CRA cannot reinsert into your file a disputed item unless the information source verifies its accuracy and completeness. In addition, the CRA must give you a written notice telling you it has reinserted the item. The notice must include the name, address and phone number of the information source.

You can dispute inaccurate items and the source of the information. If you tell anyone - such as a creditor who reports to the CRA - that you dispute an item, they may not then report the information to a CRA without including a notice of your dispute. In addition, once you've notified the source of the error in writing, it may not continue to report the information if it is, in fact, an error.

Outdated information may not be reported. In most cases, a CRA may not report negative information that is more than seven years old; ten years for bankruptcies.

Access to your file is limited. A CRA may provide information about you only to people with a need recognized by the FCRA -usually to consider an application with a creditor, insurer, employer, landlord, or other business. MySmartLease.Com may at its sole discretion provide your information to rental owners and or property managers during the application process and or to their representatives.

Your consent is required for reports that are provided to employers, or reports that contain medical information. A CRA may not give out information about you to your employer, or prospective employer, without your written consent. A CRA may not report medical information about you to creditors, insurers, or employers without your permission.

You may choose to exclude your name from CRA lists for the unsolicited credit and insurance offers. Creditors and insurers may use file information as the basis for sending you unsolicited offers of credit or insurance. Such offers must include a toll free phone number for you to call if you want your name and address removed from future lists. If you call, you must be kept off the lists for two years. If you request, complete, and return the CRA form provided for this purpose, you must be taken off the lists indefinitely.

You may seek damages from violators. If a CRA, a user or (in some cases) a provider of CRA data, violates the FCRA, you may sue them in state or federal court.

FOR QUESTIONS OR CONCERNS PLEASE CONTACT:

Federal Trade Commission

Consumer Response Center - FCRA

Washington, DC 20580 * 202-326-3761

Applicant_____Date_____

Applicant_____Date_____