

LANDLORD APPLICATION

Barnett Property Management

8604 Cliff Cameron Drive, Suite 110, Charlotte, NC 28269

704-625-7176 phone / 704-973-7971 fax

info@charlottemanagement.com

Referred by: _____

Owner 1: Full legal name: _____ SSN/TIN: _____

Phone: (____) _____ Email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Owner 2: Full legal name: _____ SSN/TIN: _____

Phone: (____) _____ Email: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Property Address: _____ City: _____ State: _____ Zip: _____

Bedrooms _____ # Bathrooms _____ Bonus Room? **YES/NO**

Appliances included: _____

Currently occupied by tenant? **YES / NO** If yes, what is the rental rate? \$_____/mo

Desired rental rate? \$_____/mo

Is there a mortgage(s) on the property? **YES / NO**

If there is a mortgage(s) are all payments current? **YES / NO**

Is there a homeowners' association? **YES / NO**

Allow pets? **YES / NO / CONDITIONAL**

Are you willing to accept Section 8 vouchers? **YES / NO / MAYBE**

Insurance Co: _____ Agent: _____ Phone: _____

Electric Company: _____ Included in rent? **YES / NO**

Water/Sewer Company: _____ Included in rent? **YES / NO**

Gas Company: _____ Included in rent? **YES / NO**

Trash Company: _____ Included in rent? **YES / NO**

Other Utility Company: _____ Included in rent? **YES / NO**

Initials _____

TERMS AND CONDITIONS – PLEASE READ THOROUGHLY!

BARNETT PROPERTY MANAGEMENT (BPM) is an equal opportunity housing company and maintains a strict non-discrimination policy. It is a mandatory requirement of BPM that Owner is aware of and agrees to strictly follow all fair housing laws. Owner will not discriminate based on race, color, national origin, religion, sex, familial status, physical or mental disability, body type, or sexual orientation. All final decisions to rent to prospective tenants are to be made by Owner, not by BPM.

More information on fair housing is available at:

Federal Fair Housing Act - <http://www.usdoj.gov/crt/housing/title8.php>

North Carolina Fair Housing Act - <http://www.doa.state.nc.us/hrc/documents/FairHousingAct.pdf>

Questions and Answers on Fair Housing - <http://www.ncrec.state.nc.us/pdf/brochures/FairHousing.pdf>

*If you do not have internet access, BPM will be happy to provide you with printed copies on these documents upon request

Owner agrees to keep all mortgage payments, HOA dues, insurance, and property taxes current and to immediately alert BPM of any delinquent accounts that could adversely affect a tenant.

Owner agrees to keep utilities (electric, water, and gas (if applicable) active whenever property is vacant.

Owner has contacted their HOA (if there is one) to ensure they are allowed to rent out the property(s).

Owner agrees to maintain a rental specific insurance policy with a minimum of \$500k liability insurance on each property (state minimum is currently \$300k). The cost for this increased coverage is minimal (typically \$8-\$12/year) and is well worth the extra protection. The policy must also have adequate protection for property damage up to replacement value. Owner agrees to add Barnett Property Management as an additional insured (there should be no charge for this) on the policy and provide proof of coverage to BPM.

Owner 1

Date

Owner 2

Date

FOR OFFICE USE ONLY

Approved Denied

Reason: _____

Notes: _____
