

RENTAL APPLICATION

You may complete this document on line and e-mail to Diana@VisionMena.com

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500 Mena St, Mena, AR 71953

Each co-resident must submit a separate application.

Note:

A copy of your Drivers License & Social Security Card must be attached to this application along with your application fee.

Property Address You are Making Application For:

Personal Information

Applicant's Full Name	Present Phone	Cell Phone	Date of Birth
Present Street Address	City	State	Zip
Social Security #	Drivers License #	State Drivers License Issued	Sex
E-mail Address	E-mail address		

Rental History (You need to complete at least 2 consecutive years of rental history)

Current Landlord's Name	Phone Number	Address	How long at this address?
Prior Landlord's Name	Phone Number	Address	How long at this address?
Prior Landlord's Name	Phone Number	Address	How long at this address?

Employment History (You need to complete at least 2 consecutive years of employment history)

Present Employer	Address	City State Zip
Kind of Work	How Long	Phone #
Monthly Income Over	Supervisor's Name	Supervisor's Telephone Number
Previous Employer	Address	City State Zip
Kind of Work	How Long	Work Phone

Spouse's Information (If you are a room mate of the current applicant you must complete a separate application)

Spouse's Full Name	Date of Birth
Spouse's Social Security #	Driver's License #
Spouse's Kind of Work	How Long
Spouse's Monthly Income Over	Supervisor's Name
	Supervisor's Phone #

List Name, Age, Relationship of all other persons to be occupying the premises (include young children, relatives, etc.)

Name	Age	Relationship
Name	Age	Relationship
Name	Age	Relationship
Name	Age	Relationship
Name	Age	Relationship

Equal Opportunity

All listings or advertisements for the sale or rental of dwellings published in this directory are subject to the Federal Fair Housing Act, which makes it unlawful to make or publish any such advertisement that indicates race, color religion, sex, national origin, handicap, or familial status, or an intention to make any such preference, limitation, or discrimination. VisionMena.com will not knowingly accept any advertising for the sale or rental of a dwelling which indicates any preferences, limitation, or discrimination.

Vehicle Information			
Type of Vehicle	Year	Tag Number	State
Type of Vehicle	Year	Tag Number	State
Checking - Savings Account Number			
Name of Bank	Address of Bank		Phone Number
Checking Account #		Saving Account #	
Additional Information			
Will you have pets?		Kind, weight, age	
Why are you leaving your present residence?			
Have you ever been evicted?		Have you or your spouse ever broken a rental agreement?	
Have you or your spouse ever been convicted of a felony?		Have you ever declared bankruptcy?	
How were you referred to Vision Realty?			
Incase of Emergency Notify		Work Phone	Home Phone
Street Address		City State Zip	Relationship
In the event a serious illness or death of resident, is the above person authorized to enter the premises and remove all contents?		Yes, they may enter and remove contents.	No, they may not enter and remove contents.
In the event of serious illness or injury, please contact the following physician:			
In the event of serious illness or injury of applicant or applicant's guests or occupants, applicant does or does not authorize owner or agent to summon Emergency Medical Service (or its equivalent) at applicant's expense. However, owner shall not be legally obligated to contact physicians or summon EMS (or its equivalent) in the event of serious illness or injury.)		Yes, you may contact EMS.	No, you may not contact EMS
Other Information:			

Disclosure

The undersigned persons represent that all of the above statements are true and complete and hereby authorize verification of such information. False information given above shall entitle owner to:

1. Reject this application
2. Retain the application fee(s) and deposit(s) as liquidated damages for owner's time and expenses of processing this application,
3. Terminate resident's right of occupancy.

False information may also constitute a serious criminal offense under the laws of the State of Arkansas.

Signature of Applicant	Date	Signature of Spouse	Date

Application Fees	
If you are single, attach to this application	\$15
If you are married, attach to this application	\$25
If two or more singles are applying for the same property, each person must fill out a separate application and each person must attach to their application	\$15 each

This fee is used to process your application through Advantage Credit.

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Agency Representation Disclosure (Rental)

INFORMATION ABOUT REAL ESTATE AGENTS AND WHOM THEY REPRESENT IN A REAL ESTATE LEASE OR RENTAL TRANSACTION

Arkansas law requires real estate agents to disclose to all parties in a real estate lease or rental transaction which party(ies) he or she is representing. Real estate agents typically represent Landlords or Owners of real estate but can also represent Tenants or Renters, as well as both. Information about the different types of real estate representation practiced in Arkansas is listed below. You will be asked to sign this Agency Representation Disclosure Form which confirms that the Real Estate Agent identified below disclosed to you before you signed any document related to the transaction whom he or she is representing in the real estate Lease or Rental transaction.

LANDLORD OR OWNER REPRESENTATION

A real estate agent who enters into a management agreement to manage Property for a Landlord or Owner is known as the Landlord's Agent or Owner's Agent. A Landlord's or Owner's Agent represents the Landlord or Owner in the Lease or Rental transaction. That means that the Landlord's or Owner's Agent may assist the Tenants or Renter who is not represented in leasing or renting the Property or deal with an agent for the Tenant or Renter, but the Landlord's or Owner's Agent's primary duty is to promote the interests of the Landlord or Owner. As a Tenant or Renter not represented by a Landlord's or Owner's Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Owner or Landlord (or Owner's Agent or Landlord's Agent) since the Landlord's or Owner's Agent has a duty to pass that information on to the Landlord or Owner. Confidential information may include the Tenant's or Renter's real estate needs or motivations, negotiating strategies or tactics, or financial situation. **(It is suggested that this relationship be documented by a separate agency representation agreement.)**

TENANT OR RENTER REPRESENTATION

A real estate agent who enters into an agreement to only represent the Tenant or Renter in a real estate lease or rental transaction is known as a Tenant's Agent or Renter's Agent. A Tenant's or Renter's Agent represents the Tenant or Renter in the lease or rental transaction. That means that the Tenant's or Renter's Agent may either assist the Landlord or Owner who is not represented in leasing or renting the Property or deal with an agent for the Owner or Landlord, but the Tenant's or Renter's Agent's primary duty is to promote the interests of the Tenant or Renter. As a Landlord or Owner not represented by a Tenant's or Renter's Agent, you should keep any information that may place you at a disadvantage in negotiations confidential and undisclosed to the Tenant or Renter (or the Tenant's or Renter's Agent) since the Tenant's or Renter's Agent has a duty to pass that information on to the Tenant or Renter. Confidential information may include the Landlord's or Owner's motivations, negotiating strategies or tactics, or financial situation. **(It is suggested that this relationship include a separate agency representation agreement.)**

BOTH TENANT OR RENTER AND LANDLORD OR OWNER REPRESENTATION (DUAL AGENCY)

A real estate agent who enters into an agreement to represent the Landlord or Owner and also enters into an agreement to represent the Tenant or Renter in the same transaction is known as a "Dual Agent". A dual agency most frequently occurs when a real estate agent or agents within the same real estate firm represent both Tenant or Renter and Landlord or Owner in the same transaction. Both Tenant or Renter and Landlord or Owner must have given their written consent to such dual representation prior to or at the time of execution of any agency agreement, Property management, lease or other real estate rental contract. Both Tenant or Renter and Landlord or Owner should be aware that a possible conflict of interest may exist in this type of representation. A Dual Agent limits the duties listed above in the Landlord or Owner Representation or the Tenant or Renter Representation sections of this form in representing the Landlord/Owner or the Tenant/Renter by written agreements found in the agency, Property management agreement, lease or other agency or rental contracts. For instance, when representing the Tenant or Renter and Landlord or Owner, the Dual Agent would not disclose to one party confidential information obtained from the other party. **(This relationship requires a separate agency representation agreement.)**

AGENCY REPRESENTATION DISCLOSURE

Without limitations on other agreements concerning agency rights and responsibilities to the person named below and possibly others, the Real Estate Agent and Agency named below represents and is acting as agent of the:

Landlord or Owner

Name of Agency: Vision Realty, 500 Mena Street, Mena, AR 71953
Real Estate Agent's Name: J. David Oates Patti K. Oates Diana Dugan
(Agent before your name) Nan Gaddis Norma Page Jackson Page

Signature of Real Estate Agent: X _____
Date disclosure made: (month)____ (day)____ (year)____ at____ (am)(pm)

I have received, read, and acknowledge that the Real Estate Agent identified above has disclosed whom the Agent represents.

Name of Person Receiving Disclosure: _____

Signature of Person Receiving Disclosure: X _____
Date disclosure made: (month)____ (day)____ (year)____ at____ (am)(pm)

Name of Person Receiving Disclosure: _____

Signature of Person Receiving Disclosure: X _____
Date disclosure made: (month)____ (day)____ (year)____ at____ (am)(pm)

This "Agency Representation Disclosure" is a part of the "Rental Application" and is attached hereto and made a part hereof.