

RENTAL APPLICATION

Date of Application _____

Georgetown Square Townhomes
Georgetown, Kentucky 40324
502-863-1733

PERSONAL INFORMATION

APPLICANT'S FULL NAME _____

Social Security # _____ Driver's License # & State _____

Date of Birth _____ Home Telephone # _____ Cell Phone # _____

E mail address _____

CO-APPLICANT'S FULL NAME _____ Social Security

_____ Driver's License # & State _____

Date of Birth _____ Home Telephone# _____ Cell Phone # _____

E mail address _____

RESIDENCE HISTORY

PRESENT ADDRESS _____

Dates From: _____ To: _____

Present Landlord _____ Telephone # _____

Monthly Payment _____ Reason For Moving _____

PREVIOUS ADDRESS _____

Dates From: _____ To: _____

Previous Landlord _____ Telephone# _____

Monthly Payment _____ Reason For Moving _____

EMPLOYMENT INFORMATION

PRESENT EMPLOYER _____ Dates From: _____ To: _____

Employer's Address _____ Telephone# _____

Position _____ Supervisor _____ Gross Monthly Income _____

CO-APPLICANT'S EMPLOYER _____ Dates From: _____ To: _____

Employer's Address _____ Telephone# _____

Position _____ Supervisor _____ Gross Monthly Income _____

OTHER INFORMATION

TOTAL NUMBER OF VEHICLES (Including Company vehicles) _____

Make/Model) _____ Year _____ Color _____ Tag#/State _____

Make/Model) _____ Year _____ Color _____ Tag#/State _____

Other Car/Motorcycle, etc. _____

Total Gross Monthly Household Income \$ _____

HAVE YOU OR CO-APPLICANT EVER:

Been sued for non-payment of rent? Yes _____ No _____

Been evicted or asked to move out? Yes _____ No _____

Broken a Rental Agreement/Lease? Yes _____ No _____

Been sued for damage to rental property? Yes _____ No _____

Declared Bankruptcy? Yes _____ No _____ If Yes, When? _____

In Case of Personal Emergency, Notify: _____ Relationship _____

Length of Residency _____

Were rent payments made on time? Yes or No

If No, how many times were they late in the past 12 months? _____

Are you involved in any eviction proceedings at this time? Yes or No

Have you received any noise complaints? Yes or No

Have you received any policy violations: Yes or No

Will they be getting any rent deposit back? Yes or No

If No, please explain why?

Would you rent to this resident again? Yes or No

Additional Comments: _____

Signature _____

Print Name _____

Title _____

Date _____

PROSPECTIVE TENANT

SIGNATURE _____

Background credit check fee : \$40.00 for each adult.This fee is non-refundable as it covers the cost of a background check & credit check

The information on the attached rental application is true to the best of my knowledge. I hereby authorize the property owner or its agents to verify the attached information and obtain a consumer credit report, criminal background check, and employment and rental verification.

Smith Realty Group does not discriminate against any person on the basis of race, color, national origin, disability, or age (and any other bases you wish to include) in admission, treatment, or participation in its programs, services and activities, or in employment, or on the basis of sex in its health programs and activities.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Kentucky Housing Corporation

1231 Louisville Rd.
Frankfort, KY 40601
502-564-7630
Toll-free in KY 800-633-8896
TTY 711
www.kyhousing.org

What housing is covered?

Real property meant as a home or residence for one or more families. This includes homes, apartments, and lots, whether rented or sold, by a real estate broker, sales agent, operator, or directly by the owner.

Who must obey the law?

Any real estate-related organization; real estate operators, brokers, or agents; savings and loan associations; mortgage lenders; banks; apartment house agents/managers; rental agents; builders; contractors; developers; owners of building lots; advertising media; homeowners advertising and selling their own homes; and insurers.

Are there exemptions to these laws?

Yes. Exemptions include the rental of an owner-occupied duplex or one room in a private home, the sale of property without help from a real estate dealer and without public advertising, and rental of church-owned housing to the extent of giving preference to those of that religion.

Report discrimination!

If you think you have been a victim of housing discrimination, please contact one of the agencies on the back of this brochure. Fair housing is not an option. It's the law.

Kentucky Commission on Human Rights

332 W. Broadway, Ste. 700
Louisville, KY 40202
800-292-5566
TDD: 502-595-4084
www.kchr.ky.gov

U.S. Department of Housing and Urban Development

601 W. Broadway, Rm. 110
Louisville, KY 40202
502-582-6163
TTY: 800-972-9275
www.hud.gov



KHC promotes fair housing practices in the state and prohibits discrimination based on race; color; religion; sex; national origin; sexual orientation; gender identity; ancestry; age; genetic information; disability; or marital, familial, or veteran status.

No state funds were used to produce this document.

Fair Housing in Kentucky



Kentucky Housing Corporation (KHC), as the state housing finance agency, is charged with funding good and affordable homes across the Commonwealth of Kentucky and must promote freedom in housing choice for Kentucky residents.



Fair Housing

Understand the facts and know your rights!

The Fair Housing Act

The Fair Housing Act was introduced as a component of the Civil Rights Act of 1968. The act provides equal opportunity to all who buy, sell, rent, finance, or insure housing. In a nutshell, the act protects each individual's basic right to choose where to live and ensures equal treatment after obtaining housing.

Who is protected?

The Fair Housing Act, as amended, prohibits discrimination in housing based on race, color, national origin, religion, disability, gender, and familial status.

On February 3, 2012, the U.S. Department of Housing and Urban Development (HUD) issued a final rule that prohibits discrimination on the basis of actual or perceived sexual orientation, gender identity, or marital status in regards to housing programs assisted by HUD or subject to a mortgage insured by the Federal Housing Administration.

In addition, local communities, such as Louisville, Lexington, and Frankfort, have passed ordinances to prohibit discrimination based on sexual orientation. Always check with your local community to see what ordinances may be in effect.

KHC and our fair housing mission

Housing is a basic human need. Having a home instills a sense of safety and security. Our mission at KHC is to provide safe, quality, affordable housing opportunities, and we are committed to putting people first. Our core values guide our work. We believe everyone deserves to have a safe place to live and that everyone has a right to fair housing, free from discrimination.

KHC partners with...

- Home Buyers
- Renters
- Mortgage Lenders
- Housing Producers
- Special Needs Housing and Service Providers
- Government Agencies
- All Housing Industry Members

KHC maintains an ongoing commitment to fair housing through our homeownership (including homeownership education and counseling), rental, housing production/repair, and special needs housing programs throughout the state. All entities that receive financial assistance from KHC to conduct their housing programs are required to uphold fair housing activities.

KHC requires partners to:

- Develop a fair housing plan and affirmative marketing program.
- Promote the use of minority- and female-owned businesses in all legal documents.
- Promote the design and construction of housing that ensures maximum use by all persons.
- Promote fair housing by displaying posters and brochures.

What is housing discrimination?

In sale or rental of housing, it is illegal to:

- Refuse to rent or sell to someone based on a status, if protected.
- Provide different services of facilities based on a status, if protected.
- Falsely deny housing availability based on a status, if protected.
- Impose different rules on different people based on a status, if protected.

In financial transactions, it is illegal for lending institutions to:

- Refuse to accept mortgage loan applications based on a status, if protected.
- Refuse to provide loan information based on a status, if protected.
- Give people different terms/conditions on a loan based on a status, if protected.
- Discriminate in the appraisal of property based on a status, if protected.

In any aspect of housing, it is illegal for any person to:

- Threaten, intimidate, or interfere with any person's fair housing rights.
- Advertise any availability of housing that states a preference or limitation based on a person's race, color, gender, national origin, religion, disability (handicap), familial status, and, in some areas, sexual orientation.

