INVESTORS REALTY LAND & HOME RENTAL APPLICATION

APPLICATION TYPE: ☐ HOME RENTAL ☐ LAND/LOT RENTAL

COMMUNITY:
☐ BEECHWOOD ☐ CLAYTON COURT
☐ FOREST GROVE ☐ LAKELAND
☐ NOTTINGHAM ☐ SOUTHERN MEADOWS
☐ SOUTHWOOD ACRES ☐ ST JONES LANDING
☐ WALKERS MEADOW ☐ WALKERS MILL
☐ WHISPERING PINES

THE FOLLOWING ITEMS MUST BE COMPLETED FOR THE APPLICATION TO BE CONSIDERED COMPLETE:

☐ APPLICATION FILLED OUT IN ITS ENTIRETY AND SIGNED BY EACH APPLICANT OVER THE AGE OF 18. *All applicants will be considered lease holders and have their background, credit, and income verified.*

☐ BACKGROUND AUTHORIZATION FORMS FILLED OUT IN ITS ENTIRETY AND SIGNED BY ANYONE OVER THE AGE OF 18 (INCLUIDNG APPLICANTS) WHO WILL RESIDE IN THE HOME OR ON THE LOT MORE THAN 14 DAYS IN A YEAR.

☐ COPY OF VALID GOVERNMENT ISSUED PHOTO ID FOR EACH APPLICANT AND/OR OCCUPANT OVER THE AGE OF 18.

☐ COPIES OF ONE (1) MONTHS WORTH OF PAY STATEMENTS/PROOF OF INCOME FOR EACH APPLICANT

☐ PROOF OF LENGTH OF EMPLOYMENT FOR EACH APPLICANT: LETTER FROM EMPLOYER ON COMPANY LETTERHEAD, OFFER LETTER, OR W2 FROM PREVIOUS YEAR.

☐ COPY OF LAST TWO (2) MONTHS BANK STATEMENT SHOWING INCOME AND RECURRING BILLS PAID.

☐ INFORMATION SHEET FILLED OUT IN ITS ENTIRETY LISTING ALL OCCUPANTS, VEHICLES, AND PETS THAT WILL BE RESIDING IN THE HOME OR ON THE LOT MORE THAN 14 DAYS A YEAR.

☐ PET APPLICATON AND VETERINARY REFERENCE FILLED OUT IN ITS ENTIRETY AND SIGNED BY THE APPLICANT(S) FOR ANY PETS THAT WILL RESIDE IN THE HOME. NO OUTSIDE PETS ARE PERMITTED.

☐ NON-REFUNDABLE APPLICATION FEE AND/OR BACKGROUND CHECK FEE MADE PAYABLE TO THE ABOVE CHECKED COMMUNITY IN THE FORM OF A MONEY ORDER OR CASHIERS CHECK. WE DO NOT ACCEPT CASH AT OUR OFFICES.

Application fees are $45 per person for all applicants.
Background fees are $25 per person for all Occupants over the age of 18 who are not Applicants

☐ ARE YOU USING A REALTOR? ☐ YES ☐ NO REALTOR NAME: _____

Please be advised that only complete application packets will be accepted. If you do not have the application completed and signed as well as all of the required supporting documents, we will not be able to accept your application. All applications take 10-14 days to process. You will be notified by the Property Manager upon approval or denial. Please do not call or stop by asking for the status as applications are not processed by the Property Manager and they will not know the status until it has been approved or denied. Any denial letters will be mailed to the address provided on the application. Property Managers are not given details on denials.

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Home & Land Rent Division

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Manufactured Home Community Land Lease Application Requirements

Application Criteria as of February 3, 2025

All homes must be owner occupied. All applicants will have their names listed on the title of the home, the mortgage/loan documents when applicable, as well as the lot rent/land lease documents. We generally do not accept co-signers.

All applicants will have their credit report, income documentation, criminal history, employment, and previous rental experience evaluated for the application process.

Any person over the age of 18 who will reside in the home but will not have their name added to the title, mortgage, or lease documents will hereby be known as an "Approved Occupant" not an "Applicant". An Approved Occupant must also be approved to live in the community. Occupants will have only their criminal history evaluated; their income and work history will not be evaluated, considered, or weighed towards the criteria.

CRITERIA

- NET Monthly Income (bring home pay) must be equal to or greater than 4x's Monthly Rent.
- Must supply either proof of mortgage/loan amount or Title/Bill of Sale as proof of ownership.
- Must show proof of 1 year of steady and reliable employment. This will be a letter of employment on a company letterhead. This letter must include your date of hire, title, base salary, or hourly rate and number of hours scheduled per week.
- Minimum Credit Score of 575.
- For applicants with **NO** credit score but meet **ALL** other minimum requirements the following will apply:
    - NET (Bring home) monthly income must be equal to or greater than 6x's Monthly Rent.
    - We will require 3x's the Security Deposit – after 1 year of **perfect** payment history we will apply 2x's the Security Deposit to your account as a credit. Please note this will be credited on your account and not a refund of the monies retained.
- Debt to Income ratio will ideally be below 50%.
- Must supply us with 1 months' worth of the latest pay statements.
- Must supply us with the latest 2 months' bank statements. This should be the account your income goes into, and your normal monthly bills (cell phone, car insurance, etc.) are paid from.
- No unpaid balances due to creditors (accounts in collections), vehicle repossessions, or foreclosures in the last 2 years. (Consideration will be given for medical bills and student loans)
- No bankruptcies in the last 7 years. Any bankruptcy must have been discharged.
- No evictions or landlord tenant actions. No liens or judgments of any kind.
- Criminal History will be evaluated, and the following will be evaluated:
    - Sex Offenders of any tier will not be permitted to live in any of our communities.
    - Misdemeanor and/or felony charges and/or convictions in the last 7 years
    - Drug or alcohol related charges and/or convictions in the last 10 years
    - Weapons or violent offense charges and/or convictions.

No application will be processed unless all information is completed, proper documentation presented, application is signed and dated, and the non-refundable application fee (payable by cashier's check or money order) is paid in full. Please carefully read all the information and complete the application thoroughly. Incomplete applications will be denied, and you will be required to reapply with a separate non-refundable application fee.

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APPLICATION FOR LAND & HOME RENTALS

Address of Desired Rental: _____

Referred By: _____ Quoted Monthly Rent: $_____

Total Occupants Over 18:_____ Total Occupants Under 18: _____

APPLICANT #1:

First Name:_____MI:_____Last Name: _____

Date Of Birth:_____SSN _____

E-mail Address:_____Cell Phone: _____

CURRENT ADDRESS:

Street Address: _____

City:_____State:_____Zip Code: _____

☐ Own Home ☐ Rent Home ☐ Live with Family/Friend ☐ Rent with Roommate

Current Landlord:_____Phone: _____

How Long:_____ Monthly Payment: $_____

Reason for Leaving: _____

PREVIOUS ADDRESS:

Street Address: _____

City:_____State:_____Zip Code: _____

☐ Owned Home ☐ Rented Home ☐ Lived with Family/Friend ☐ Rented with Roommate

Previous Landlord:_____Phone: _____

How Long:_____Monthly Payment: $_____

Reason for Leaving: _____

CURRENT EMPLOYER

Employer:_____ Phone: _____

Address:_____ City:_____ State: _____

Title/Position:_____ Monthly NET Income: $_____

Supervisor:_____ Phone: _____

How Long on The Job:_____ Frequency of Pay: ☐ Weekly ☐ Bi-Weekly ☐ Monthly

OTHER INCOME

Amount Per Month:_____ From What Source: _____

BACKGROUND INFORMATION

Have you ever been evicted from any tenancy? ☐ YES ☐ NO

How many times have you paid late in the last 12 months? ☐ Never ☐ 1-3 ☐ 4-6 ☐ 7-9 ☐ 10-12

Have you ever been taken to court for non-payment of rent or any other bills? ☐ YES ☐ NO

Have you ever declared bankruptcy? ☐ YES ☐ NO If yes, when? _____

Have you ever initiated a lawsuit against any person or company? ☐ YES ☐ NO If yes, please explain:

_____

Have you, or any person who will now, or in the future, reside in your home ever been convicted of a felony?

☐ YES ☐ NO If yes, please explain: _____

Are you aware of any circumstances which would affect your employment or income in the foreseeable future?

☐ YES ☐ NO If yes, please explain: _____

MOTOR VEHICLE INFORMATION FOR APPLICANT #1

Total number of vehicles that will be registered with the Community for parking: _____

Vehicle #1 Year:_____ Make:_____ Model: _____

Color:_____ Plate#:_____ State: _____

Vehicle #2 Year:_____ Make:_____ Model: _____

Color:_____ Plate#:_____ State: _____

APPLICANT #2:

First Name:_____MI:_____Last Name: _____

Date Of Birth:_____SSN _____

E-mail Address:_____Cell Phone: _____

CURRENT ADDRESS FOR APPLICANT 2:

Street Address: _____

City:_____State:_____Zip Code: _____

☐ Own Home ☐ Rent Home ☐ Live with Family/Friend ☐ Rent with Roommate

Current Landlord:_____Phone: _____

How Long:_____Monthly Payment: $_____

Reason for Leaving: _____

PREVIOUS ADDRESS FOR APPLICANT 2:

Street Address: _____

City:_____State:_____Zip Code: _____

☐ Owned Home ☐ Rented Home ☐ Lived with Family/Friend ☐ Rented with Roommate

Previous Landlord:_____Phone: _____

How Long:_____Monthly Payment: $_____

Reason for Leaving: _____

CURRENT EMPLOYER FOR APPLICANT 2:

Employer:_____Phone: _____

Address:_____City:_____State: _____

Title/Position:_____Monthly NET Income: $_____

Supervisor:_____Phone: _____

How Long on The Job:_____Frequency of Pay: ☐ Weekly ☐ Bi-Weekly ☐ Monthly

OTHER INCOME FOR APPLICANT 2:

Amount Per Month: $_____From What Source: _____

BACKGROUND INFORMATION FOR APPLICANT 2:

Have you ever been evicted from any tenancy? ☐ YES ☐ NO

How many times have you paid late in the last 12 months? ☐ Never ☐ 1-3 ☐ 4-6 ☐ 7-9 ☐ 10-12

Have you ever been taken to court for non-payment of rent or any other bills? ☐ YES ☐ NO

Have you ever declared bankruptcy? ☐ YES ☐ NO If yes, when? _____

Have you ever initiated a lawsuit against any person or company? ☐ YES ☐ NO If yes, please explain:

_____

Have you, or any person who will now, or in the future, reside in your home ever been convicted of a felony?

☐ YES ☐ NO If yes, please explain: _____

Are you aware of any circumstances which would affect your employment or income in the foreseeable future?

☐ YES ☐ NO If yes, please explain: _____

MOTOR VEHICLE INFORMATION FOR APPLICANT 2:

Total number of vehicles that will be registered with the Community for parking: _____

Vehicle #1 Year:_____Make:_____Model: _____

Color:_____Plate#:_____State: _____

EMERGENCY CONTACT INFORMATION FOR APPLICANT 1:

Name:_____Phone Number: _____

Address: _____

Relationship: _____

EMERGENCY CONTACT INFORMATION FOR APPLICANT 2:

Name:_____Phone Number: _____

Address: _____

Relationship: _____

OCCUPANT INFORMATION SHEET

Total Number of Persons who will be living in the home: _____

Total Number of Persons Under 18: _____

Total Number of Persons Over 18: _____

In accordance with State Laws, the Property shall be used exclusively as a residence for no more than 2 people per bedroom. Any person staying more than a total of seven (7) consecutive days or more than fourteen (14) days in a six (6) month period without prior written consent of Landlord shall constitute a Lease Violation. If approved, no one other than the persons listed below are permitted to receive mail and/or reside at the rental address without prior written consent of the Landlord or its Agents. It is understood that if the application is approved, the information below will be used by Management to run background checks on anyone over the age of 18, or who turns 18 while residing in any of our communities. Background checks may be run yearly prior to any lease renewal offers or at any time there has been suspicion of police activity by anyone living in or staying in the home.

Name	Date of Birth	Social Security Number

PET INFORMATION:

Do you, or anyone that will reside in your household, have a pet(s)? ☐ YES ☐ NO

If yes, how many: _____

Please note: A separate pet application is required with a veterinary reference.

I hereby certify that the answer(s) I have given in this application are true and correct to the best of my knowledge. I understand that any false answers or statements made by me will be sufficient grounds for lease termination and loss of any security deposit.

_____ _____

Applicant #1 Applicant #2

I understand that the review process takes 10-14 business days from the date of submission and my Property Manager is not the decision maker.

_____ _____

Applicant #1 Applicant #2

Applicant(s) Statement: For the purpose of procuring rental and/or lease renewal of the referenced premises and to determine credit worthiness as a tenant of the premises to be rented, I the undersigned furnished the above as true, full, and correct statement as of the date given, and hereby authorizes Investors Realty, Inc, any of its communities, its owners and/or agents, now and at any time in the future, so long as there is any rental loan, debt, or business relationship between the above parties to (1) verify any statements made herein and to obtain a credit report from any credit source, and (2) to interview third parties such as employers, business associates, financial sources, current and former landlords, neighbors, and (3) to contact any police department or governmental agency, requesting information as to any criminal charge or convictions against applicants, and (4) to report to any credit reporting agency applicant's failure to pay as agreed within the lease agreement entered in between applicant and owner in reliance of this application. Applicant(s) further agree to inform owner, via its agent, of ANY changes in their status as shown on this application.

_____ _____

Applicant #1 Date

_____ _____

Applicant #2 Date

OFFICE USE ONLY Date Received:_____ Application Fee Paid: ☐ YES NO

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INFORMATION SHEET

Address: _____

Primary Lease Holder:_____ Email: _____
Best Number to reach you: _____ Alternate Email: _____
Can we text you at the above number? ☐ Yes ☐ No
Emergency Contact Name & Number: _____

Total Number of Persons who will occupy this home: ☐

Please note that anyone found to be living in the home or using the above address as their mailing address must be approved by Investors Realty. Anyone over the age of 18 will require a Full Background Check and shall supply Investors Realty with a Copy of a Valid Government Issued Identification

Name:_____ Name: _____
Date of Birth: _____ Date of Birth: _____
Social Security Number: _____ Social Security Number: _____
Lease Holder ☐ Occupant ☐ Lease Holder ☐ Occupant ☐

Name: _____ Name: _____
Date of Birth: _____ Date of Birth: _____
Social Security Number: _____ Social Security Number: _____
Lease Holder ☐ Occupant ☐ Lease Holder ☐ Occupant ☐

Total Number of Vehicles which will be parked in the Community: ☐

**Please note that all vehicles must be registered with Investors Realty and have valid registration, insurance and not be in a state of disrepair. **

Year:_____ Make:_____ Model:_____ Color:_____
Tag Number: _____ State: _____ Registered To: _____

Year:_____ Make:_____ Model:_____ Color:_____
Tag Number: _____ State: _____ Registered To: _____

Year:_____ Make:_____ Model:_____ Color:_____
Tag Number: _____ State: _____ Registered To: _____

Total Number of Pets which will be housed at this address: ☐ No Pets ☐

**Please note that all pets must be registered with Investors Realty and have current rabies certification and DE Dog License Information (if applicable) on file and current at all times. **

Type: _____ Breed: _____ Age: _____ Color: _____ Vaccinated: ☐ Yes ☐ No
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NOTES:

Investors Realty, Inc
Home & Land Rent Division
1685 S State St
Dover DE 19901

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BACKGROUND AUTHORIZATION FORM

I authorize a representative of Investors Realty, Inc to request and/or receive any and all pertinent information on my current address and/or complete background which will be used to review my request to become an Authorized Occupant in one of their communities. This includes but is not limited to a full background check. I understand this is a requirement for anyone over the age of 18 who will be residing in the home, using the rental address as their mailing address, or staying in the home more than 3 days per week. I understand after the signing of this agreement, Investors Realty, Inc may use this information to request and/or receive a Background Check at any time to ensure I still meet the qualifications to be an Authorized Occupant in one of their communities. I understand and agree that failure to meet the qualifications and/or requirements for any of their communities will result in the immediate termination of my pending/current approval and could result in the termination of the Lease for the Lease Holder.

Applicant Printed Name: _____

Social Security Number: _____ - _____ - _____ Date of Birth: _____

Current Address: _____

Address & Community of desired residency: _____

List counties & States lived in within the last 10 years: _____
(Example: Kent, Delaware)

_____

Copy of valid Government Issued ID attached? ☐ YES ☐ NO

Applicant Signature: _____ Date Signed: _____

FOR OFFICE USE ONLY:

Date Submitted: _____ Requested By: _____ Entered By: _____

Approved: ☐ Denied: ☐ _____

Processor Signature & Date: _____

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Social Security Number: _____ - _____ - _____ Date of Birth: _____

Current Address: _____

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List counties & States lived in within the last 10 years: _____
(Example: Kent, Delaware)

_____

Copy of valid Government Issued ID attached? ☐ YES ☐ NO

Applicant Signature: _____ Date Signed: _____

FOR OFFICE USE ONLY:

Date Submitted: _____ Requested By: _____ Entered By: _____

Approved: ☐ Denied: ☐ _____

Processor Signature & Date: _____