

Johnson & Glazebrook, Inc.

RENTAL APPLICATION GUIDELINE

Updated October 1, 2025

- Income guidelines to qualify for a rental are as follows:
 - Single applicant – you must have verifiable income that is at least 3 times the amount of rent in gross income.
 - Two applicants - can combine incomes to meet this guideline.
 - Three or more applicants - two of the applicants must meet the guideline requirement.
 - If we are unable to verify income through standard employee follow-up, applicants may be required to produce additional information such as W-2 or 1099 forms, and if self-employed, a copy of (2) years of federal income tax returns. If military, please include a copy of your most recent L.E.S and a copy of your PCS orders.
 - The income received through a rental assistance program will be subtracted prior to calculations.
 - **Co-Signers cannot be considered for a lease application.**
- A good credit score rating in the **650 FICO SCORE or above range**, is required. Landlords may establish individual requirements.
- A debt-to-income ratio of less than 50% is recommended.
- When completing the rental application, please provide (3) years residential and employment history, along with the contact names and telephone numbers where the individuals can be reached to verify the information. Please be sure to list all occupants and indicate whether you have a pet. A complete application can expedite processing.
- Single applicants must submit a complete separate rental application. The processing fee is \$50.00 per applicant. Married applicants can submit one rental application; however, the processing fee is still \$50.00 per applicant.
- **Zelle: Johnson & Glazebrook, Inc. accepts application fees via Zelle. Please see page 5 for instructions.**
- If your application is contingent upon certain clauses/contingencies, these requirements must be specified, in advance, on the application.
- At the time of lease signing the security deposit is due, and the first month's rent is due on or before your move-in date, or when obtaining keys to the property. The owner has the right to require certified funds.
- All parties are required to be noted as occupants and/or Lessees on the application and lease.
- Upon approval, if a lease is not signed and returned with required funds to management within 24 hours from receipt, the management company may relist the property on the active market at the owner's discretion and withdraw the approval. **No lease is considered fully ratified until prospective lessee(s) and owner(s) (or agent for owner) have signed and ratified the lease.**
- Credit Worthiness Criteria (Possible Causes for Denial):
 - Evictions, Judgements, Liens, Collections, Negative Public Records, Type and Number of Pets, Debt to Income Ratio, Bankruptcies, Foreclosures, Repossessions, Short-term Employment and Insufficient Residential Verification.

CHECKLIST FOR APPLICANT. Before submitting the application, please verify that the following are completed:

- The application is signed and initialed by all applicants.
- The processing fee of \$50.00 per adult applicant has been submitted. **For application fee payments made via Zelle, please see the instructions on page 5.
- Three years of employment (including salary information) & rent history have been provided, along with the telephone numbers for verification.
- Applicants have specified whether or not they plan to have a pet.

Thank you for cooperation.



JOHNSON & GLAZEBROOK, INC.
 1807 William Street, Fredericksburg, VA 22401
 (540) 372-4444 FAX (540) 373-9848

APPLICATION FOR LEASE

Date _____

The property will be shown and made available to all persons without regard to race, color, creed, religion, national origin, sex, familiar status, handicap, or elderliness in compliance with all applicable federal and state and local fair housing laws and regulations.

This Rental Application is made to lease premises known as _____
 (ADDRESS OF PROPERTY YOU ARE APPLYING FOR)

for _____ year(s), beginning on the _____ day of _____, 20____, for the monthly rent of \$ _____, payable in advance on the first day of each month. It is understood that the premises is to be used as a single-family residence occupied by not more than _____ persons.

The Processing Fee is \$50.00 per applicant. Applicants acknowledge that the processing fee is NON-REFUNDABLE. The total processing fee amount of \$ _____ is attached to this application. A COMPLETE APPLICATION WILL EXPEDITE PROCESSING.

Contact info prior to the lease term: Applicant Cell: _____ Co-Applicant Cell: _____
 Applicant Email address: _____ Co-Applicant Email address: _____

EACH ADULT TO APPEAR ON LEASE OTHER THAN MARRIED COUPLE MUST FILL OUT A SEPARATE APPLICATION

APPLICANT LAST NAME (Suffix)	FIRST NAME	Middle Initial	DATE OF BIRTH	SOCIAL SECURITY NUMBER	RELATIONSHIP to Co-Applicant
CO-APPLICANT LAST NAME (Suffix)	FIRST NAME	Middle Initial	DATE OF BIRTH	SOCIAL SECURITY NUMBER	RELATIONSHIP to Applicant

OTHER OCCUPANTS: LAST NAME	SUFFIX	FIRST NAME	INITIAL	AGE	RELATIONSHIP

PETS *Applicant acknowledges a pet deposit may be required* **** PLEASE ATTACH A PHOTO OF YOUR PET(S) ****
 Breeds or mixes of the following breeds are not considered due to landlord insurance restriction guidelines: Rottweiler, Pitt-Bull-type, German Shepherd, Akita, Doberman and Chow.

TYPE of ANIMAL	BREED	WEIGHT	AGE	COLOR/NAME	SPAYED/NEUTERED/DE-CLAWED

AUTOMOBILES, CAMPERS, VANS, TRAILERS, TRUCKS, COMMERCIAL VEHICLES, ETC.

MAKE	MODEL	YEAR	COLOR	STATE	LICENSE NUMBER

PERSONAL REFERENCES

NAME	PHONE
ADDRESS	CITY, STATE ZIP
NAME	PHONE
ADDRESS	CITY, STATE ZIP

IN CASE OF EMERGENCY, NOTIFY (list nearest person NOT living with you):

NAME	PHONE	RELATIONSHIP
NAME	PHONE	

RESIDENTIAL HISTORY

CURRENT (Present Address) * Must list three (3) years of residential history *

OFFICE USE ONLY - DO NOT WRITE BELOW

ADDRESS	CITY, STATE ZIP	YEARS
YEARS	MONTHLY PAYMENT \$	DID YOU RENT OR OWN? PAYMENT:
NAME OF LANDLORD OR MORTGAGE COMPANY	PHONE NUMBER	COMMENTS:
REASON FOR MOVING		VERIFIED BY:

PREVIOUS (Please use separate form or back of application for additional entries as needed.)

OFFICE USE ONLY - DO NOT WRITE BELOW

ADDRESS	CITY, STATE ZIP	DID YOU RENT OR OWN?	YEARS
YEARS	MONTHLY PAYMENT \$		PAYMENT:
NAME OF LANDLORD OR MORTGAGE COMPANY	PHONE NUMBER		COMMENTS:
REASON FOR MOVING			VERIFIED BY:

EMPLOYMENT HISTORY

IF APPLICANT(S) IS SELF-EMPLOYED, APPLICANT MUST ATTACH COPIES FOR PAST TWO YEARS OF:

A. Individual U.S. Tax Form 1040 B. Self-employment U.S. Tax Schedule C

IF APPLICANT(S) IS PAID ON AN HOURLY, OR WEEKLY BASIS, W-2 FORMS FOR THE PAST TWO YEARS MAY BE REQUIRED.

IF APPLICANT(S) IS ACTIVE DUTY MILITARY, A CURRENT LES AND MILITARY PCS ORDERS ARE REQUIRED.

APPLICANT PRESENT EMPLOYMENT * Must list three (3) years of employment history *

OFFICE USE ONLY - DO NOT WRITE BELOW

APPLICANT EMPLOYED BY	HOW LONG?	POSITION:
BUSINESS ADDRESS	PHONE NUMBER:	HOW LONG:
POSITION	SALARY \$ PER	SALARY:
SUPERVISOR NAME AND TITLE	PHONE NUMBER:	ADDTL INFO:
EMAIL ADDRESS FOR SUPERVISOR or HR DEPT :	ATTN NAME:	VERIFIED BY:

APPLICANT OTHER INCOME

OFFICE USE ONLY - DO NOT WRITE BELOW

\$	PER	SOURCE:
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APPLICANT PREVIOUS EMPLOYMENT

OFFICE USE ONLY - DO NOT WRITE BELOW

APPLICANT EMPLOYED BY:	HOW LONG:	POSITION:
BUSINESS ADDRESS	PHONE NUMBER:	HOW LONG:
POSITION	SALARY \$ PER	SALARY:
SUPERVISOR NAME AND TITLE	PHONE NUMBER	ADDTL INFO:
EMAIL ADDRESS FOR SUPERVISOR or HR DEPT:	ATTN NAME:	VERIFIED BY:

CO-APPLICANT PRESENT EMPLOYMENT

OFFICE USE ONLY - DO NOT WRITE BELOW

CO-APPLICANT EMPLOYED BY		HOW LONG:	POSITION:
BUSINESS ADDRESS	PHONE NUMBER:		HOW LONG:
POSITION	SALARY \$	PER	SALARY:
SUPERVISOR NAME AND TITLE	PHONE NUMBER:		ADDTL INFO:
EMAIL ADDRESS FOR SUPERVISOR or HR DEPT	ATTN NAME:		VERIFIED BY:

CO-APPLICANT OTHER INCOME

OFFICE USE ONLY - DO NOT WRITE BELOW

\$	PER	SOURCE:	
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CO-APPLICANT PREVIOUS EMPLOYMENT

OFFICE USE ONLY - DO NOT WRITE BELOW

CO-APPLICANT EMPLOYED BY		HOW LONG:	POSITION:
BUSINESS ADDRESS	PHONE NUMBER:		HOW LONG:
POSITION	SALARY \$	PER	SALARY:
SUPERVISOR NAME AND TITLE	PHONE NUMBER:		ADDTL INFO:
EMAIL ADDRESS FOR SUPERVISOR or HR DEPT	ATTN NAME:		VERIFIED BY:

FINANCIAL HISTORY

BANK REFERENCES

BANK NAME/BRANCH	SAVINGS/CHECKING

MONTHLY PAYMENTS

TO	FOR	BALANCE	MONTHLY PAYMENT
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$

PLEASE ANSWER YES OR NO TO THE FOLLOWING QUESTIONS:

YES OR NO

HAS APPLICANT/CO-APPLICANT EVER FILED FOR BANKRUPTCY? IF YES, PLEASE ATTACH LETTER OF EXPLANATION.	
HAS APPLICANT/CO-APPLICANT EVER BEEN EVICTED OR HAD JUDGMENT ISSUED AGAINST HIM/HER?	
HAS APPLICANT/CO-APPLICANT HAD PROPERTY FORECLOSED UPON OR GIVEN TITLE OR DEED IN LIEU THEREOF IN THE PAST SEVEN (7) YEARS?	
IS APPLICANT/CO-APPLICANT PARTY TO A LAWSUIT?	
IS APPLICANT/CO-APPLICANT OBLIGATED TO PAY ALIMONY, CHILD SUPPORT OR SEPARATE MAINTENANCES?	
IS APPLICANT/CO-APPLICANT A CO-MAKER OR ENDORSER ON A NOTE?	

IF APPLICANT/CO-APPLICANT ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS PLEASE PROVIDE A LETTER OF EXPLANATION BELOW OR ATTACH A SEPARATE LETTER WITH THIS APPLICATION:

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The Applicant(s) hereby certify that the information contained in this Application for Lease is true and correct to the best of Applicant(s)' knowledge and belief. Applicant(s) hereby authorize Agent to conduct a credit check on Applicant(s) and an appropriate background check to verify information provided herein by Applicant(s) for approval or rejection of this Application, or during or after tenancy for collection purposes. It is understood that this application, including each prospective occupant, is subject to approval and acceptance. The Applicant(s) further authorizes their current and past Landlord/Management Company and also their current and past Employer(s) to release Applicant(s)' rental history and employment information to Johnson & Glazebrook, Inc.

DISCLOSURE OF BROKERAGE RELATIONSHIP IN A RESIDENTIAL REAL ESTATE TRANSACTION:

The undersigned party(ies) do hereby acknowledge disclosure that the licensee Michelle Irby (Broker or Salesperson) associated with Johnson & Glazebrook, Inc. (Brokerage Firm) represents only the following party in a residential real estate transaction: represents Landlord as Landlord's representative OR Tenant as Tenant's representative.
(If Broker is acting as dual representative of both Landlord and Tenant, the appropriate form is attached to and made part of this Application for Lease.)

APPLICANT SIGNATURE

CO-APPLICANT SIGNATURE

I certify that I have seen the condition of the property and make this application to rent in its present physical condition except as noted below: _____

Applicant Initials: _____

Co-Applicant Initials: _____

LEASING AGENT (Please attach business card)

FIRM ADDRESS/TELEPHONE NUMBER

Landlord is not providing tenant with rental insurance and is not responsible for tenant's personal property. Furthermore, Landlord's insurance coverage does not cover the tenant's personal property. All personal property placed in said premises shall be at tenant's risk and TENANTS ARE REQUIRED TO obtain renter's insurance at their own expense and provide proof of coverage during their occupancy. Tenants understand that renter's insurance does not cover flood damage.

ZELLE PAYMENT INFORMATION:

When making a payment via Zelle, please use email: applications@jgirealty.com
Please reference the property address. Once Johnson & Glazebrook, Inc. receives the Zelle payment, a confirmation will be emailed and Johnson & Glazebrook, Inc. will process the application. **APPLICATION WILL NOT BE PROCESSED UNTIL THE ZELLE PAYMENT HAS BEEN RECEIVED.**

(FOR JGI OFFICE USE ONLY - DO NOT WRITE BELOW)

Non-Refundable Processing Fee \$ _____ form _____