



ZILCH, LLC

Rental Information & Application Instructions

Zilch, LLC will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.

1. A separate application is required for **each applicant** over the age of eighteen (excluding dependent children) who intends to reside in the property. This guarantees our compliance with federal, state and local Fair Housing laws.
2. Zilch, LLC does not charge an application processing fee.
3. Applicants **must** view the inside of the property before their application will be processed. Exceptions *may* be made if the applicant has a family member or friend view the property.
4. We require **all** applicants to register at Pet Screening, Inc., a third-party pet screening and assistance animal validation provider. No Pet/Animal – Free (\$0). Assistance Animal – Free (\$0). Household Pet \$30 (Credit Card) or \$25 (ACH Payment) charge to register your profile. Use this link to register: <https://zilchrental.petscreening.com>
Note: *We do not accept vicious or attack-trained dogs. Pets, if they are cats and/or dogs should be neutered or spayed. No snakes or other reptiles and no birds!*
 - a. Applicants who do not have pets will be asked to affirm that they understand our pet policies.
 - b. Applicants with pets will provide profiles of their pets, which we use to qualify them for occupancy. The pets' age, breed, sex, current licensing, shots and photos will be a part of each pet's profile. Applicants will have access to these profiles for one year (unless renewed) and can share this centralized pet information with whomever they wish, including veterinarians, pet groomers, dog walkers, pet friendly hotels, etc.
 - c. Applicants requesting a special accommodation for an assistance animal will be asked to substantiate their need for the animal. We do not accept documentation from online companies that simply charge a fee to issue paperwork, but do not actually evaluate the need for an emotional support animal.
5. Applicants are **not** accepted on a "first-come, first-served" basis, but on a best-qualified basis.
6. A lead-based paint disclosure is included with this packet if the housing was built prior to 1978. This disclosure must be signed by all applicants and returned with your rental applications. The EPA also requires that the pamphlet "Protect Your Family From Lead in Your Home" be made available when renting or selling houses constructed before 1978. This pamphlet is either included or may be read or downloaded online at: <http://bit.ly/2U72YVi>
7. Zilch, LLC requires **all** applicants over the age of 18 to complete a full credit and background check along with an income verification. Once your application is accepted each applicant will be emailed a link. Our vendor charges \$49 which includes a full TransUnion credit report, criminal and sex offender search, eviction history, SSN validation, address history, bankruptcies and terrorist watch list reports on every applicant. Additionally, there is a fee of \$15 charge for verification of income. We will contact your current and past landlords, as well as current and past employers to verify the information provided on your application.
8. Bad credit will usually disqualify you unless there are extenuating circumstances. If you have credit problems, a letter of explanation *may* help to qualify you. (Generally, we are looking for 650+ FICO credit scores.)
9. Any false statements or deliberate misrepresentation of facts will automatically disqualify the application.
10. Illegal aliens will be automatically disqualified.

11. No smoking or vaping of any substance is allowed in any of our properties (including the garage). Growing, cultivation, smoking, cooking, raising or dispensing of marijuana is strictly prohibited.
12. Applicants must not have a felony record that was adjudicated guilty or had adjudication withheld for the past five (5) years; however, time limits are waived for **anyone found on a terrorist watch list or anyone with a felony conviction for any crimes related to homicide, manslaughter, stalking, sex offenses requiring registration, and/or manufacturing and distribution of a controlled substance**. These will be grounds for denial. Current or pending felony indictments will also be grounds for denial. We will assess applicants' criminal history on an individual basis. Our goal is to treat all applicants fairly and ensure they have equal opportunities for housing.
13. If you are accepted for Tenancy, a payment in the amount of twice the monthly rent (in the form of a Bank Certified Check, Cashier's Check or Money Order) is due when contracts are signed. We will also require a copy of your current driver's license (or other government-issued photo ID) and one other form of ID. If you have pets and they are approved, there is an additional "pet rent" of \$25.00 per month, per pet.
14. If your application is denied, we will send a letter to the email address on your application listing the reason(s) for denial.
15. **Incomplete applications will not be processed.** Please fill in all spaces and answer all questions as fully as possible (*more information is better than less*).
16. Properties will continue to be shown, and applications accepted until a rental contract is signed and an amount equal to twice the monthly rent has been received.

Zilch, LLC believes that our tenants are our greatest assets. We offer well-maintained houses for long-term occupancy to people who wish to take our houses and make them their homes. Our typical tenants rent for multiple years, and we have never had a tenant forced to move because of a foreclosure. We offer discounted rent to tenants who are willing to take on the responsibility for the minor maintenance that comes from living in a home. If what we offer appeals to you and you meet our qualifying criteria (listed below), we invite you to apply to rent this property.

Our Qualifying Criteria –

1. Income should be 3 to 4 times the monthly rent
2. Generally, 650+ FICO credit score
3. Stable employment & income
4. Positive rental history (and/or mortgage payment history)

*** Note: You must meet *at least* 3 out of the 4 criteria listed above to be approved to rent this property. ***

I acknowledge that I have read and understand all the above.

Applicant's signature

Date

ZILCH, LLC
Rental Transaction Disclosure & Hold Harmless Agreement

- Zilch, LLC is acting as Landlord in this transaction and is leasing or subleasing this property to Tenants. All parties acknowledge and agree that Zilch, LLC, a Louisiana corporation ("the Company"), is a principal party to this transaction and not an Agent for Tenants or Owners. No leasing and/or management fees will be due Zilch, LLC for this transaction.
- Zilch, LLC will negotiate on its behalf and will not act as an advocate for any other entity in this transaction.
- Zilch, LLC shall disclose to Tenants all adverse material facts about the property actually known by the Company (subject to the limitations of Louisiana R.S. 9:3196-3200).
- Zilch, LLC will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.
- Zilch, LLC requires, per its policy and procedure manual, that a copy of this disclosure be signed by each applicant and returned to Zilch, LLC before any action will be taken to process the application. *(All applicants may jointly sign one copy of this form keeping all additional copies for their records.)*
- Zilch, LLC discloses that applicants will **not** be accepted on "a first-come, first-served basis" and that Zilch, LLC shall screen prospective Tenants on a best-qualified basis and on the Company's needs. The Company's screening criteria, as set forth in the Company's policy and procedure manual, is available for inspection by appointment.
- Applicants should **not** tell Zilch, LLC any information that they do not want the Company to know because all information received will be used to evaluate applicants.
- Applicants understand that incomplete applications will not be processed and that any false statements or deliberate misrepresentation of facts will automatically disqualify their applications.
- Tenants and Owners shall **not** be vicariously liable for the Company's acts since no agency relationship exists. *(Vicarious liability is a principal's liability for the acts of an agent when the agent is acting within the scope of the agent's employment.)*

I acknowledge that I have read this form, understand its meaning and agree to be bound by it in its entirety. I agree to look solely to Zilch, LLC, as acting Landlord of the property, and to hold all other parties harmless should any rental conflict or other problem involving the property offered for rent arise, either now or in the future.

Applicant's Signature

Date

Zilch, LLC Rental Application



Property Address: _____

I am applying with the following applicants: _____

How did you hear about this property? _____

PLEASE NOTE: Separate applications are required for each applicant over the age of 18 (excluding dependent children) who will reside at the property. This guarantees our compliance with federal, state and local Fair Housing laws. **Incomplete applications will not be processed.**

THE FOLLOWING TWO OPTIONS* ARE MADE AVAILABLE TO ALL APPLICANTS:

First Option: Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property.

Second Option: Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.

**Note: All applicants desiring to live together must choose the same option*

☐ I elect the first option. ☐ I elect the second option. Desired move-in date? _____

NOTE: APPLICANTS WILL **NOT** BE ACCEPTED ON A "FIRST-COME, FIRST-SERVED" BASIS. LANDLORD WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY.

Please Print or Type

Applicant's full legal name _____ Last 4 of SSN _____

Other name(s) used within the past 5 yrs _____ Date of birth _____

Home phone _____ Work phone _____ Cell phone _____

Email address _____ Length of desired occupancy? _____

Have you applied for residency or leased from Zilch, LLC in the past? _____ If so, when? _____

What is the best way for us to contact you regarding this application? _____

List your last five years residence history & at least your last two addresses

Current address _____ City _____ State _____ Zip _____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at present address? _____ Occupancy dates _____ Monthly Rent or Mortgage _____

Landlord or Mortgage Company _____ Phone _____

Loan # (if applicable) _____ Why are you moving? _____

Former address _____ City _____ State _____ Zip _____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at former address? _____ Occupancy dates _____ Why moved? _____

Former Landlord's Name _____ Phone _____

Former address _____ City _____ State _____ Zip _____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.) _____

How long at former address? _____ Occupancy dates _____ Why moved? _____

Former Landlord's Name _____ Phone _____

List all vehicles that will be parked at the property Driver's License # _____ State _____

Vehicle	Make/Model/Year	License No./State
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1. _____

2. _____

3. _____

Zilch, LLC Rental Application

List your employment history for the last five years (Please include titles or military ranks, etc. Note: If you are self employed you will be required to substantiate your income with copies of tax returns, 1099s and/or other relevant data.)

Current Employer _____ Dates _____ Phone _____
Address _____ City _____ State _____ Zip _____
Position / Job description _____ Monthly gross pay _____
Mo take-home _____ Superior's name & position _____ Phone _____
List any additional monthly income you wish to be considered in qualifying your application (child support, SS, etc.) _____

Former Employer _____ Dates _____ Phone _____
Address _____ City _____ State _____ Zip _____
Position / Job description _____ Monthly gross pay _____
Superior's name & position _____ Phone _____

Former Employer _____ Dates _____ Phone _____
Address _____ City _____ State _____ Zip _____
Position / Job description _____ Monthly gross pay _____
Superior's name & position _____ Phone _____

Emergency Contacts – These should be your nearest relatives or close personal friends who you would want contacted and who you grant immediate access and authorization to retrieve any of your mail and possessions in case of an accident or death.

	<u>Name</u>	<u>Address/email</u>	<u>Phone</u>	<u>Relationship</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____

List two personal / professional references (accountant, lawyer, banker, etc.)

	<u>Name</u>	<u>Address</u>	<u>City / State / Zip</u>	<u>Phone #</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____

List all animals that you desire to have live on the premises. REMEMBER - all applicants (even those who do not have animals) must register at <https://zilchrental.petscreening.com>

	<u>Animal's Name</u>	<u>Type/Breed/Size</u>	<u>Sex/Neutered/Spayed</u>	<u>Indoor/Outdoor/Both</u>
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____

Zilch, LLC Rental Application

Personal Skills: ☐ Lawn & garden care ☐ Painting ☐ Carpentry ☐ Plumbing ☐ Electrical ☐ Mechanical

Other _____

Tools You Own: ☐ Vacuum ☐ Mop ☐ Tool Box ☐ Mower ☐ Trash cans ☐ Yard tools ☐ Snow shovel ☐ Hoses/Sprinklers

Please answer the following questions (*explain your answers on additional page(s) as necessary*)

- | | | |
|--|------------------------------|-----------------------------|
| 1. Have you ever been served a Notice, been evicted or asked to move from any tenancy? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 2. Have you ever broken a rental agreement or lease? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 3. Have you ever willfully and intentionally refused to pay rent when due? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 4. Do you know of anything that might interrupt your income or ability to pay rent? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 5. Are there any outstanding judgments against you? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 6. Have you had property foreclosed upon or given title or deed in lieu of foreclosure? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 7. Have you ever filed a petition of bankruptcy? (<i>If yes, please note when and where, if the bankruptcy has been discharged and date of discharge.</i>) _____ | ☐ Yes | ☐ No |
| 8. Are you a named party to a criminal proceeding, lawsuit or unlawful detainer filing? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 9. Have you ever initiated or been the defendant in a lawsuit? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 10. Have you or anyone in your household ever been convicted of a felony or misdemeanor? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 11. Rent is due on the 1 st of day of each month. Are you able to fulfill this requirement? | ☐ Yes | ☐ No |
| 12. Are you obligated to pay child support, alimony or separate maintenance? (<i>If yes, how much?</i>) _____ | ☐ Yes | ☐ No |
| 13. Are you the co-maker or endorser on any lease, loan or mortgage? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 14. Do you plan to conduct any commercial business from the residence? <i>If yes, please explain.</i> | ☐ Yes | ☐ No |
| 15. Have you viewed the inside of the property? | ☐ Yes | ☐ No |

List any additional info you think will help us process your application (*attach additional pages if necessary*)

Scan & email all 4 completed forms to rental@zilchrental.com. Photos/Pictures taken with a phone of this application are not accepted.

Note: All applicants applying to live together in the same property must submit paperwork for all parties before we will begin processing any of the individual applications.

Remember: All applicants must register at PetScreening.com. There is a small charge **only** for pet owners. Please refer to our *Rental Information & Application Instructions* for more information. Use this link: <https://zilchrental.petscreening.com>

Applicant certifies that the information given in this application is true and correct. **Applicant understands that any false statements or deliberate misrepresentation of facts will automatically disqualify this application and cause any subsequent rental contract to be null and void and of no effect.**

Applicant's Signature

Date

Authorization to Release Information

I do hereby authorize a review and full disclosure of all records, or any part thereof, concerning myself by/to any authorized personnel of Zilch, LLC, its successors and/or assigns. The intention of this authorization is to provide information which will be utilized in connection with a rental application, current lease, former lease, lease renewal and/or collection of funds due Zilch, LLC, its successors and/or assigns.

I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through Zilch, LLC, its successors and/or assigns. A copy of this authorization may be accepted as an original.

Signature

Date

PRINT NAME