

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 (INCLUDING 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 APPLICATION 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.



Investors Realty, Inc
Home and Land Rent Division

Home Rental Application Requirements

Application Criteria as of February 3, 2025

All rentals must be lessee occupied. All applicants will have their names listed on the 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 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 weighted towards the criteria. Occupancy requirements are no more than 2 persons per bedroom per Delaware Code.

CRITERIA

- NET Monthly Income must be equal to or greater than 3x's the monthly rent.
- Must show proof of 1 year of steady and reliable employment. This will be a letter of employment on company letterhead. This letter must include date of hire, title, base salary, or hourly rate and number of hours scheduled per week. Prior year W2 from same employer is also accepted as proof of employment.
- Minimum Credit Score of 650.
- Debt to Income ratio will ideally be below 35%.
- Must supply 1 months' worth of latest pay statements.
- Must supply the last 2 months' bank statements. These bank statements must show your income deposits and recurring monthly bill payments (e.g.: cell phone and auto insurance). If other accounts (e.g.: credit cards) are used to cover these types of expenses, please submit the last two months' statements for those as well.
- No unpaid balances due to creditors (accounts in collections) or vehicle repossessions in the last 2 years. (Consideration will be given for medical bills and student loans)
- No bankruptcies in the last 5 years.
- 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 only by cashier 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 would be required to reapply with a separate non-refundable application fee.



Investors Realty, Inc
Home & Land Rent Division

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 INFORMATIONHave you ever been evicted from any tenancy? ☐ YES ☐ NOHow many times have you paid late in the last 12 months? ☐ Never ☐ 1-3 ☐ 4-6 ☐ 7-9 ☐ 10-12Have you ever been taken to court for non-payment of rent or any other bills? ☐ YES ☐ NOHave 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



Investors Realty, Inc
Home & Land Rent Division

* Beechwood * Clayton Court * Forest Grove * Lakeland * Nottingham * St Jones Landing *
* Southern Meadows * Southwood Acres * Walkers Meadow * Walkers Mill * Whispering Pines *

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: _____

Date of Birth: _____

Social Security Number: _____

Lease Holder ☐ Occupant ☐

Name: _____

Date of Birth: _____

Social Security Number: _____

Lease Holder ☐ Occupant ☐

Name: _____

Date of Birth: _____

Social Security Number: _____

Lease Holder ☐ Occupant ☐

Name: _____

Date of Birth: _____

Social Security Number: _____

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

* Beechwood * Clayton Court * Forest Grove * Lakeland * Nottingham * St Jones Landing *
* Southern Meadows * Southwood Acres * Walkers Meadow * Walkers Mill * Whispering Pines *

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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(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: _____