

**LANDLORD REFERENCE RELEASE FORM**

***APPLICANT:*** *Please complete and sign top section only to authorize Holmes Property Management LLC to contact your current and former landlord(s) for a rental reference. Your signature authorizes former landlord(s) to release any and all rental info to us.*

Applicant’s Name:

New Unit Applied For:

Unit#

Current Rental Address:

Unit#

City

State

Zip

Current Landlord Name: Landlord Email

Landlord Phone#

Current Lease StartDate:

EndDate:

Current Rent: $ /month

I hereby give my current/former Landlord(s) permission to release any and all rental history information below including payment history, damages/repairs and other general info. Holmes Property Management LLC and its authorized agents will use this information to approve or disapprove my application for residency.

# X

*Applicant Signature Printed Name Date*

***CURRENT/FORMER LANDLORD:*** *Please complete the following questions then email or fax form back to us Today!*

|  |  |  |  |
| --- | --- | --- | --- |
| RENT PAYMENT:Is (was) applicant current on all rent? | Yes | No | Reason:  |
| Has he/she ever been late? | Yes | No | How late? How Often?  |
| Have (had) you ever begun eviction? | Yes | No | Explain:  |
| CARING FOR THE UNIT:Does (did) applicant keep the unit clean? | Yes | No |   |
| Has (had) the applicant damaged unit? | Yes | No |   |
| Has (had) the applicant paid for damages? | Yes | No | [] N/A  |
| Will you (did you) keep security deposit? | Yes | No |   |

|  |  |
| --- | --- |
| GENERAL: |  |
| Does (did) the applicant permit persons other than those on the lease to live in the unit? | Yes | No |
| Does the applicant interfere with the rights and quiet enjoyment of other tenants? | Yes | No |
| Has the applicant given you any false information? | Yes | No |
| Have you fined or cited applicant for failure to follow HOA or Apartment rules and regs? | Yes | No |

Comments (positive or negative): Would you rent to this applicant again? [] Yes [] No If not, why not?

# X

*Current/Former Landlord Signature Printed Name Date*

Please email this form today to Robert Holmes at HolmesProperty@charter.net or fax to (423) 289-0035. Holmes Property Management LLC, 525 W Morris Blvd Ste B, Morristown TN 37813 423-586-1770 office

*Thank you for your time!*

*Landlord Reference Release Form.doc 12/2014 rh*