



# 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 Phone# \_\_\_\_\_  
Landlord Email \_\_\_\_\_  
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](mailto: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!*

