

APPLICATION FOR RESIDENCY
 PLEASE FILL OUT COMPLETELY - THANK YOU

Please Tell Us about Yourself

ADDRESS APPLYING FOR:					I SPOKE WITH:					
Applicant Last		First		Middle		Maiden		Date of Birth		
Social Security #					Driver's License #					
Marital Status		Present Phone No. ()			9:00 to 5:00 CONTACT PHONE NO.: () Ext.					
Have you ever had an eviction filed against you? Yes No				PETS (Keeping of pets requires owner's consent, pet deposit and possible liability insurance) Breed Weight Age						
Present Address		Street #	Name	Apt. #	City	State	Zip	Rent/Mortgage Pymt	Own Rent	Since / /
Landlord		Name		Address		City	State	Zip	Phone No. ()	
Previous Address		Street #	Name	Apt. #	City	State	Zip	Rent/Mortgage Pymt	Own Rent	Since / /
Have you or any occupants ever been arrested for, convicted of, put on probation for, or had adjudication withheld or deferred for a felony offense? Yes No							If yes, what was the charge?			

Please Tell Us about Your Job

Present Employer		Name		Business Address			City	State	Phone No. ()	
Position		Supervisor		Monthly Income			From / / to / /			
Previous Employer		Name		Business Address			City	State	Phone No. ()	
Position		Supervisor		Monthly Income			From / / to / /			

Please Give Us the Following Information

Emergency Contact		Name		Full Address				Phone No. ()					
Automobile 1 st Car		Year	Make	Model	Color	Tag #	Automobile 2 nd Car		Year	Make	Model	Color	Tag #
Children Occupying		Name		Age	Name		Age	Name		Age			

Applicant represents that all of the statements and representations are true and complete, and hereby, authorizes verification of the above information, references and credit records. Applicant understands that an investigative consumer report including information about character, credit history, general reputation, personal characteristics, mode of living, and all public record information including criminal records may be made. Applicant agrees that false, misleading or misrepresented information may result in the application being rejected, will void a lease/rental agreement if any and/or be grounds for immediate eviction with loss of all deposits and any other penalties as provided by the lease terms if any. Applicant authorizes verification of all information by the Landlord and/or Management Company. Applicant has the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

NON-REFUNDABLE APPLICATION FEE--Applicant(s) are required to pay Landlord and/or Management Company herewith the sum of **\$60.00** as a **NON REFUNDABLE APPLICATION FEE (\$40.00 PER EACH ADDITIONAL APPLICANT)** for costs, expenses and fees in processing the application.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED

Applicant Signature Date

Email Address

APPLICATION FEE PAID	\$ _____
PAID WITH APPLICATION	\$ _____
TOTAL DUE BEFORE MOVE-IN	\$ _____
RECEIVED BY: _____	\$ _____
APPROVED BY: _____	\$ _____

OFFICE USE ONLY
 RENT _____
 MOVE-IN DATE _____

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DRUG/CRIME FREE ADDENDUM

In consideration of the execution or renewal of the lease, Owner, Management and Resident agree as follows:

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.
2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in any act intended to facilitate criminal activity**, including drug-related criminal activity, on, near or within sight of the premises.
3. Resident or member of the household **will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity**, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. **Resident, any member of the Resident's household, or a guest or other person under Resident's control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare of any persons.**
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY**. A single violation of any of the provisions of this addendum shall be deemed a serious violation and material noncompliance with the Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

RESIDENTS INITIALS: (_____) (_____) (_____)

OFFICE USE ONLY
DISCLOSURE OF INFORMATION ON LEAD-BASED
PAINT AND LEAD-BASED PAINT HAZARDS

Lead Warning Statement- *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.*

Lessor's Disclosure (initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

____ Lead-based paint and/or lead-based painting hazards are present in the housing (explain).

____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

____ (b) Records and reports available to the lessor (check one below):

____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

____ (c) Lessee has received copies of all information listed above.

____ (d) Lessee has received the pamphlet **Protect Your Family from Lead in Your Home.**

Agent's Acknowledgement (initial)

____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

____ Lessor Date

____ Lessor Date

____ Lessee Date

____ Lessee Date

____ Lessee Date

____ Lessee Date

____ Agent of Lessor Date

____ Agent Date

DISCLAIMER AND NOTICE REGARDING MOLD, MILDEW, FUNGUS, AND SPORES IN RENTAL PROPERTIES

Mold, mildew, spores, and similar fungi can develop and occur in many homes and can arise from leaks, wet flooring, and moisture. How you maintain, clean, and use your home can also affect the moisture levels in your home, and may cause and/or contribute to the growth of mold, mildew, spores, and fungi. This can include, for example, how your heating, ventilation, and air conditioning systems are used and operated, how frequently filters are cleaned, and the extent to which your doors and windows are opened.

Upon request, the property managers will offer opinions that may help minimize and prevent the growth of mold, mildew, and fungi in your home.

PROPERTY MANAGERS OR THE LANDLORD MAKES NO WARRANTIES, EXPRESS OR IMPLIED THAT YOUR HOME WILL BE FREE FROM MOLD, MILDEW, AND SIMILAR CONDITIONS, AND DISCLAIMS ANY AND ALL RESPONSIBILITY FOR DAMAGES INCURRED BY THE LESSEE MAY EXPERIENCE AS A RESULT OF MOLD, MILDEW, SPORES, AND FUNGUS, WHETHER OCCURRING NATURALLY OR AS A RESULT OF DEFECTS IN THE HOME.

IN CONSIDERATION OF THE LESSOR AGREEING TO RENT THE HOME TO THE LESSEE, AND AS AN ADDITION INDUCEMENT TO THE LESSOR, LESSEE RELEASES THE LESSOR FROM ANY AND ALL CLAIMS AND DAMAGES FOR PERSON INJURY, DEATH OR OTHER HEALTH CONDITIONS AS A RESULT OF OR CAUSED BY, DIRECTLY OR INDIRECTLY, MOLD, MILDEW, SPORES OR FUNGUS IN THE HOME.

Applicant(s) acknowledges having read and agrees to the above mentioned.

Applicant Date:

Applicant Date:

Applicant Date:

Applicant Date:

Late Fee Disclosure for Lease-Option Tenant(s)

- Your rent is due on the 1st of every month.
- We give Lease-Option tenants a five (5) day grace period. This means you have until the 5th day of every month to pay your rent without incurring any late charges. However, if we do not receive your payment by the close of business hours on the 5th, your payment will be considered received the next day.
- If we receive your payment after the five-day grace period, then you will incur late charges from the 1st (because your payment is due on the 1st day of every month).
- Lease-Option tenants have a 1% late charge. That means 1% of your monthly payment is how much per day you will be charged. Example: If your monthly payment is \$495.00 then your late charge per day is \$4.95.
- Calculating late fees is simple. If we receive your payment after the close of business hours on the 5th of the month, then make sure you include 5 days in late fees. Example: If we receive your payment on the 12th day of the month then you are considered 11 days late. If you times 11 by the amount your late fees are per day, then you know what fees to include with your payment.
- Late fees on 3-Day Notices are calculated by the date they are sent, which can be found at the bottom of the notice. Therefore, if you pay on the date in bold on your notice you will owe additional late fees.
- If you ever have any questions about how much late fees you need to include with your payment, please call our office and someone will be happy to assist you.

I have read the above detail regarding the late fee policy and hereby agree to all the terms.

Print: Date

Print: Date

APPLICATION FOR RESIDENCY CHECKLIST

Please make sure to have completed the following prior to submitting your application.

- Filled out personal information page and provided which property you are applying for
- Signed and dated all of the pages
- Attached your driver's license or other legal form of ID
- Provided proof of income (check stubs, award letters, bank statements, etc)
*If you are self-employed, please make sure to provide us with previous year Income Tax return
- Paid the \$60 non-refundable application fee (\$40 per additional applicant) via online website (*mypropertyhelper.com*) OR check/money order (NO CASH)
Cash Pay is available; please ask one of our associates about this option

After your application is turned in with paid fees, it can take anywhere from 24-48 hours for us to receive your results.

The property owner makes the final decision on your application. An agent gathers information, verifies it, and then must contact the owner for approval.

If you have any further questions after your application is turned in please contact us at 813-238-6111.