

Keller Williams Realty 455-0100
Lease Application/Offer to Lease

Application Date: _____ We Do Business In Accordance With Fair Housing Laws

Subject Property: _____ Unit # _____ City _____

PLEASE PRINT AND ANSWER ALL QUESTIONS SINCE FAILURE TO DO SO MAY CAUSE YOUR APPLICATION TO NOT BE PROCESSED OR ACCEPTED.

The undersigned (hereinafter referred to as Applicant) hereby offers to lease the subject property according to the terms contained herein.

TERMS OF THE LEASE AND OPPORTUNITY TO REVIEW SAME BEFORE SUBMITTING APPLICATION:

The Applicant affirms that, prior to signing this Lease Application, the Applicant was given the opportunity to receive, review and retain a blank copy of the lease form and any related addenda (to include the General Lease Addendum – Rules & Regulations) that will be used in the contemplated lease agreement between Applicant and Lessor. Applicant further affirms that all of the pre-printed terms contained in said blank lease form and addenda as well as those contained in this lease application are acceptable to Applicant.

Failure of Applicant to require receipt of the aforementioned lease documents before signing and subsequently submitting this lease application shall not relieve Applicant from forfeiture of Applicant's Good Faith Application Deposit as stated below.

GOOD FAITH APPLICATION DEPOSIT (Non-Refundable if Application is Accepted):

Applicant has deposited herewith the sum of \$ _____ in the form of Money Order or Certified Funds ONLY and payable to _____, receipt which is hereby acknowledged, as a non-interest bearing good faith Application Deposit WHICH WILL BE REFUNDED ONLY IN THE EVENT THIS LEASE APPLICATION IS NOT ACCEPTED BY THE LESSOR. Said Application Deposit is not to be considered as a rental payment or rental security deposit. If Lessor approves this lease application and Applicant subsequently fails or refuses to IMMEDIATELY enter into the contemplated lease, this Application Deposit will be forfeited in full to cover the costs of taking and processing this application and/or removing the premises from the market and holding same for Applicant. In the event this Lease Application is not accepted by Lessor or the Lease Agreement is not consummated for any reason for which Lessor is responsible, the Application Deposit will be returned to the Applicant in full. Upon the contemplated lease being executed by all parties, the Application Deposit will be credited towards the rental security deposit due from Applicant/Lessee as stated in the lease.

APPLICANT'S NAME (Print): _____

First Middle Last

SUBMIT LEGIBLE COPY OF DRIVER'S LICENSE WITH THIS APPLICATION – THIS IS MANDATORY!

Birth Date: _____ Telephone # _____ Email: _____

Present Address: _____ State: _____ Zip: _____ Marital Status: _____

Present Landlord's Name: _____ Telephone # _____

Present Landlord's Address: _____ City _____ State _____ Zip _____

How Long Have You Been Renting Here? _____ Rent Paid \$ _____ per month

Former Address: _____ City _____ State _____ Zip _____

Former Landlord's Name: _____ Telephone # _____

Applicant's Employer: _____ Address: _____

Supervisor's Name (Print) _____

Telephone #: _____ Position: _____ How Long? _____

Income: \$ _____ Weekly Monthly Annually Other: _____

SPOUSE'S NAME (Print): _____

First Middle Last

Phone # _____ Email _____

Birth Date _____ Lic. # _____ State _____

Spouse's Employer _____ Address _____

Telephone #: _____ Position: _____ How Long? _____ Supervisor _____

Income: \$ _____ Weekly Monthly Annually Other: _____

INQUIRES & CREDIT AUTHORIZATION: Applicant hereby authorizes Keller Williams Realty 455-0100, its employees and agents to make any and all inquires to verify the information that Applicant has provided in this Lease Application (to include but not limited to a credit check, eviction history, and criminal background check) and to disclose the results of said inquires to Lessor and to give Lessor an actual copy of said reports.

APPLICATION CREDIT REPORT FEE (Non-Refundable): Upon submitting this Lease Application, the Applicant will receive an email from MySmartmove/Transunion and is required to pay a non-refundable Application Credit Report Fee currently in the amount of \$40 per applicant (but subject to change so verify actual amount with listing agent) that will be paid online through AMRent/MySmartmove/Transunion with a credit or debit card to cover the cost of running the credit check, eviction history check, and criminal background check.

CO-APPLICANT(S): A co-applicant is anyone who will also be a party to (i.e., signing) the contemplated lease and who may have filled out a separate Lease Application for consideration by Lessor. Said co-applicant, if any, is listed herein under "OTHER PERSONS WHO WILL OCCUPY THE PROPERTY WITH YOU". If there is a co-applicant, then the amounts stated in this Lease Application regarding monthly rent, deposit(s), etc., represent the total amounts due from the applicant & co-applicant(s) combined (except for Application Credit Report Fees which are separate).

Subject Property _____ Apt./Unit # _____ Date of Application: _____

However, Applicant specifically agrees to be held individually liable and responsible for the fulfillment of the obligations contained in this Lease Application in the event any co-applicant fails to perform their obligations with respect to the Lease Application executed by said co-applicant and/or if any proposed Guarantor fails to become a guarantor to the contemplated lease.

GUARANTOR: Will there be a financial guarantor to the contemplated lease? Yes No If yes, a Guarantor Application fully executed by the Guarantor must be submitted with this application.

In addition to or in lieu of the pre-printed terms stated in the aforementioned lease form, the following terms will be made a part of the contemplated lease agreement between Applicant and Lessor:

MONTHLY RENT: \$ _____ However, if paid by the _____ of the month Applicant will receive a \$ _____ deduction for a net rental of \$ _____ per month. Pro-Rated Rent: \$ _____ for the period _____ through _____. Applicant will be charged \$ _____ as a penalty for any NSF checks presented to Lessor.

FIRST RENT PAYMENT: Upon acceptance of this Lease Application by Lessor, the first rental payment (by Money Order or Certified Funds only) will become due and payable immediately upon signing of the lease by Lessee or on _____ The total of this first rental payment will be \$ _____ representing \$ _____ in pro-rated rent & \$ _____ for the 1st full month's rent.

SECURITY DEPOSIT: Upon acceptance of this Lease Application by Lessor, Applicant agrees to immediately (unless stated otherwise herein) give Lessor a Security Deposit amounting to \$ _____ (Money Order or Certified Funds only).
Date of Occupancy/ Commencement of Lease: _____
Expiration Date of Lease: _____

UTILITIES: Will be paid by Applicant except that the following will be paid by Lessor: _____

OTHER PERSONS WHO WILL OCCUPY THE PROPERTY WITH YOU:

Name _____	Relationship _____	Age _____
Name _____	Relationship _____	Age _____
Name _____	Relationship _____	Age _____
Name _____	Relationship _____	Age _____

How many autos will you keep at the subject property? _____
Make of Car _____ Model _____ Year _____ License # / State _____
Make of Car _____ Model _____ Year _____ License # / State _____

Will any boats, trailers or other vehicles/pieces of equipment be kept at the subject property? Yes No
If yes, describe the type and number of pieces of equipment: _____

Will any pets occupy the property with you? Yes No If yes, how many? _____
Type of Pet: _____ Breed _____ Age (yrs) _____ Sex _____ Weight (lbs) _____
Type of Pet: _____ Breed _____ Age (yrs) _____ Sex _____ Weight (lbs) _____

PET DEPOSIT amounting to \$ _____ will be paid by Applicant in addition to and at the same time as the security deposit. Applicant is responsible for providing insurance on Applicant's possessions and relieves Lessor from any loss of said possessions. If permitted by Lessor in the lease, any cost associated with sub-leasing will be paid by Applicant.

LEAD-BASED PAINT DISCLOSURE: Was the subject property built prior to 1978? Yes No . If yes, Applicant acknowledges receipt of HUD/EPA endorsed Lead-Based Paint pamphlet and Lessor's completed "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazard" and affirms that said disclosure is acceptable to Applicant.

EXTERIOR LOCKS will be re-keyed by Applicant at Applicant's expense to help ensure Applicant's safety. In addition to Applicant, Lessor (or the Property Manager) will immediately receive a complete set of the new keys at the expense of Applicant.

ADDITIONAL LEASE TERMS:

IN CASE OF EMERGENCY, PLEASE NOTIFY:
Name _____ Telephone # _____
Address _____ Relationship _____

APPLICANT AFFIRMS THAT THE INFORMATION CONTAINED IN THIS LEASE APPLICATION IS TRUE AND CORRECT TO APPLICANT'S KNOWLEDGE AND THAT APPLICANT HAS READ THIS ENTIRE APPLICATION BEFORE SIGNING IT.

EXPIRATION OF OFFER TO LEASE:
Please allow a minimum of 5 days (but possibly more) to process your application for both credit and character references. This offer to lease remains binding and irrevocable through (date) _____ (time) _____ am/pm

APPLICANT'S SIGNATURE DATE APPLICANT'S SIGNATURE DATE

Applicant's Designated Agent (PRINT) _____ Broker _____ Tel # _____

Received: _____ Date: _____ Time: _____ am/pm
Signature of Lessor's Designated Agent's

THIS LEASE APPLICATION IS: ACCEPTED / REJECTED

LESSOR'S SIGNATURE Date: _____ Time: _____ am/pm