

Application Fee \$ _____
 Security Deposit \$ _____
 Pet Deposit \$ _____
 1st Month Rent \$ _____



DATE ___/___/___

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RESIDENTIAL LEASE APPLICATION

ADDRESS _____ APT _____ MONTHLY RENT _____
 REQUESTED MOVE-IN DATE _____ LEASE TERM 1-year ___ 2-year ___

APPLICANT

Name	Birth Date	Social Security No.
Daytime Phone No. ()	Driver's License No.	Email Address

CO-APPLICANT

Name	Birth Date	Social Security No.
Daytime Phone No. ()	Driver's License No.	Email Address

IN CASE OF EMERGENCY – NOTIFY

Name	Address	City/State	Phone No. ()	Relationship

NEAREST RELATIVE

Name	Address	City/State	Phone No. ()	Relationship

Names and ages of others who will be living with you:

TOTAL OCCUPANTS _____

Are you applying for consent to have a pet? No ___ Yes ___ If yes: Breed & Weight _____
 (\$300 PET FEE REQUIRED + \$25 monthly rent if approved. NO AGGRESSIVE Breeds allowed at any time)

Did you participate in any Rental Assistant Programs (Section 8, Chestnut, IGD)? No ___ Yes ___ Describe _____

Have you ever been evicted? No ___ Yes ___ Have you ever broken a lease? No ___ Yes ___ Describe _____

Have you ever been in Landlord/Tenant court? No ___ Yes ___ Describe _____

Have you been convicted of a felony in the last 7 years? No ___ Yes ___ Describe _____

Are you a registered Sex Offender? (If yes, the property owner must approve application. Applicant must check with Local Municipality to verify address they are applying for is a Legal Address) No ___ Yes ___ Describe _____

Are you past due on Ameren and/or gas services? No ___ Yes ___ Describe _____

Do you owe any municipality sewer bills? No ___ Yes ___ Describe _____

Have you ever declared bankruptcy? No ___ Yes ___ Describe _____

Have you ever been in foreclosure? No ___ Yes ___ Describe _____

Citizen Status: U.S. Citizen _____ Permanent Resident (Green Card) _____ Temporary Resident (No Green Card) _____

PRESENT ADDRESS

Street	Apt. No.	City/State/Zip	Monthly Rent	How Long
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LANDLORD

Name	Address	City/State/Zip	Phone No. ()
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PREVIOUS ADDRESS

Street	Apt. No.	City/State/Zip	Monthly Rent	How Long
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PREVIOUS LANDLORD

Name	Address	City/State/Zip	Phone No. ()
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APPLICANT EMPLOYMENT

Name of Company (If Student, List School Name)	Title/Occupation	Address	City	State	Zip
Start Date	Annual Income	Supervisor Name	Supervisor Phone ()	Business Phone (Direct) ()	
Salary	Hours Per Week	Bonus (if any)			
Previous Employer (if at present less than 3 years)	Title/Occupation	Address	City	State	Zip
Start Date	Annual Income	Supervisor Name	Supervisor Phone ()	Business Phone (Direct) ()	
Salary	Hours Per Week	Bonus (if any)			

OTHER INCOME

Sources	Amounts
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CO-APPLICANT EMPLOYMENT

Name of Company (If Student, List School Name)	Title/Occupation	Address	City	State	Zip
Start Date	Annual Income	Supervisor Name	Supervisor Phone ()	Business Phone (Direct) ()	
Salary	Hours Per Week	Bonus (if any)			
Previous Employer (if at present less than 3 years)	Title/Occupation	Address	City	State	Zip
Start Date	Annual Income	Supervisor Name	Supervisor Phone ()	Business Phone (Direct) ()	
Salary	Hours Per Week	BONUS (if any)			

OTHER INCOME

Sources	Amounts
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****A letter from employer on company letterhead verifying income or last two (2) most recent paycheck stubs is required. If self-employed, a letter from CPA verifying income or most recent tax return is required****

REFERENCES (3)

Name	Address	Phone No. ()	Relationship
Name	Address	Phone No. ()	Relationship
Name	Address	Phone No. ()	Relationship

Landlord may order an investigative consumer report including information as to Applicant's character, general reputation, personal characteristics, and mode of living. Applicant agrees to sign a lease on the terms indicated above or on other terms as determined by the Landlord. Applicant gives the Landlord the continuing right to run a credit report and/or obtain any other credit information as needed, during, after or before the lease term. No decorations, alterations, or repairs will be made by the Applicant without express written consent of the Landlord.

The Landlord assumes no responsibility to the Applicant for delay in giving possession, due to failure of present occupant to vacate at termination of lease, or for any other reason, except that the Applicant will be credited upon the rent next to accrue, with an allowance equal to the daily pro-rata amount of the rent, multiplied by the actual number of days for which possession cannot be given, and the Applicant agrees to accept the lease subject to such contingency and conditions.

I certify that I am over 18 years old, and the statements made on the application for the above dwelling have been examined by me and to the best of my knowledge and belief are true, correct, and complete. I understand that this application is subject to Landlord's approval which (except as required by law) is in its discretion.

PLEASE READ. ALL APPLICANTS MUST INITIAL.

1. Application Fees are NON-REFUNDABLE. Applicant has viewed the property. Applying for a property sight unseen is NOT recommended. Applicant accepts all risks if applying for a property sight unseen. _____
2. Security Deposits held on approved applications are NON-REFUNDABLE after 72 hours of receipt unless in writing from the Landlord. The rental dwelling will be removed from the market and may be held for up to a maximum of 14 days for Applicant. Applicant understands and agrees that failure to take possession of rental dwelling is good cause for the Landlord to retain the entire Security Deposit. Applicant further understands that H3 Capital Real Estate does not hold Security Deposits. Security Deposits are held by the Landlord and released by the Landlord NOT H3 Capital Real Estate. _____
3. Landlord participates in CRIME-FREE HOUSING with ALL Municipalities. Residents, and members of resident's household, and/or a guest or other person under the resident's control, shall not engage in ANY activity that is considered a nuisance by city officials nor engage in any criminal activity. Residents, and members of resident's household, and/or a guest or other person under the resident's control, shall not engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises. _____
4. Rental dwellings are being leased AS IS unless Landlord or Agent for Landlord provides notice in writing to Applicant. The Landlord is not required to paint, furnish window treatments, fixtures, or replace flooring. All repairs would have been said to be completed when the property passes the City Occupancy Inspections. _____
5. Landlord has the right to cancel contract any time prior to tenant taking possession. Landlord is required to refund full Security Deposit to Tenant in the event this would take place. Situations that may lead to this could include that the property is Owner-Occupied, and the Owner is no longer moving, or the property sells, or the property goes into foreclosure. _____

APPLICANT SIGNATURE

DATE

CO-APPLICANT SIGNATURE

DATE

PROPERTY MANAGER

DATE

ALL applications must be accompanied by the Application Fee of \$50 per adult, \$25 for Co-Signer, with 2 months employment verification, and a copy of government issued identification for ALL applicants.

NOTE: Your gross monthly income must be equivalent to 3 times the monthly rent (i.e. \$2,100 gross monthly income combined qualifies you for \$700 monthly rent) with a minimum credit score of 550-700 points unless approved by property owner.

