



Rental Application

Landlord:

16grannies Corporation
4071 Les Cherbourg Lane
Florissant, MO 63034

This Application is made to rent: _____
10122 Chambers Hills Lane
Florissant, MO 63136

For a term of 12 Months.

Desired date of occupancy: _____

Desired length of occupancy: _____

No. of Bedrooms: _____

Reason for moving: _____

The monthly rent shall be \$800.00 payable in advance.

The following deposits are required:

Lasts month's \$800.00 payable in advance with first month's rent

- security deposit of \$100 to \$500 depending on credit standing

The deposit will be returned to the Applicant if the Premises are not rented to the Applicant.

The total amount of \$1600.00 plus deposit shall be due upon signature of the lease.

An application deposit of \$30.00 is due with this application.

The Applicant understands that the Landlord may perform a credit check to verify the Applicant's credit references and credit history in connection with the processing of this Rental Application.

APPLICANT INFORMATION

Name: _____

No. of occupants: Adults: _____ Children: _____

Water bed: Yes _____ No _____

Smokers: Yes _____ No _____

Pets: Yes _____ No _____

PRESENT ADDRESS: _____

How long at present address: _____

Home Phone No.: (____) _____

Landlord's Name: _____

Phone No.: (____) _____

Current rent payment: _____

PRIOR ADDRESS: _____

How long at prior address: _____

Landlord's Name: _____

Phone No.: (____) _____

Rent payment: _____

Reason for moving: _____

Social Security No.: _____ - _____ - _____

Driver's License No. : _____

Vehicle Model: _____ Year: _____

License No.: _____

Vehicle Model: _____ Year: _____

License No.: _____

SOURCES OF INCOME:

Wages \$ _____

Salary \$ _____

Commission \$ _____

Tips \$ _____

Gov't assistance \$ _____

Child support/Alimony \$ _____

Other \$ _____

CURRENT EMPLOYER:

Employer: _____
Position: _____ How long: _____
Supervisor: _____ Business Phone: (____) _____
Annual Income: _____

PRIOR EMPLOYER:

Employer: _____
Position: _____ How long: _____
Supervisor: _____ Business Phone: (____) _____
Annual Income: _____

NEAREST RELATIVE NOT LIVING WITH YOU:

Name: _____
Address: _____
Home Phone No.: (____) _____
Relationship: _____

PERSONAL REFERENCES:

Name: _____
Address: _____
Phone No.: (____) _____
Relationship: _____

Name: _____
Address: _____
Address: _____
Phone No.: (____) _____
Relationship: _____

Do you own real estate?

Yes ____ No ____ If yes, please explain where:

Have you ever been evicted from any rental premises?

Yes ____ No ____ If yes, please explain:

Have you ever willfully and intentionally refused to pay rent when due?

Yes ____ No ____ If yes, please explain:

Are there any circumstances which may interrupt your income or ability to pay rent?

Yes ____ No ____ If yes, please explain:

Have you ever been convicted of a felony?

Yes ____ No ____ If yes, please explain:

I represent that the information provided in this Application is true and correct to the best of my knowledge. 16grannies Corporation is authorized to verify the references and employment information given in this Application and to request a credit check.

Applicant's Signature

Date

IT IS AGAINST THE LAW TO DISCRIMINATE AGAINST PROSPECTIVE TENANTS ON THE BASIS OF RACE, RELIGION, NATIONAL ORIGIN, AGE, DISABILITY OR FAMILY STATUS. LOCAL OR STATE LAWS MAY INCLUDE ADDITIONAL CLASSES WHICH ARE PROTECTED FROM DISCRIMINATION IN HOUSING.

The information provided by the prospective tenant(s) may be used by 16grannies Corporation to determine whether to accept this Application. Upon written request within 60 days, 16grannies Corporation will disclose to the Applicant in writing the nature and scope of any investigation 16grannies Corporation has requested, and will, if the Application is refused, state in writing the reason for said refusal.

Accepted: _____ Refused: _____

By: _____

16grannies Corporation
4071 Les Cherbourg Lane
Florissant, MO 63034

Dear Employer:

We are in the process of confirming information provided by a prospective tenant who has provided your name as employer in connection with a rental application. Please verify the information provided by the tenant by telephone or return the form to me at the above address. My phone number is (314)972-8179. The best time to reach me is 8am-5pm.

Thank you for your cooperation.

16grannies Corporation

TENANT SUPPLIED INFORMATION

Prospective Tenant's Name: _____

Position: _____

Wage/Salary: _____ Per: _____

Length of time with above Employer: _____

I have completed the above information in connection with a rental application. The addressee of this letter is authorized to verify this information and supply the above named landlord with the information requested in the following items. Your response is solely a matter of courtesy for which no responsibility is attached to your institution or any of your officers.

Prospective Tenant's Signature: _____

VERIFICATION TO BE COMPLETED BY EMPLOYER

Is the employment information correct: Yes _____ No _____

Is this employment:

Part-time _____ Full-time _____ Temporary _____ Permanent _____

Information provided by: _____

Title: _____ Date: _____

Final Checklist for Rental Application
December 28, 2012
For: Mayside 2
10122 Chambers Hills Lane
10122 Chambers Hills Lane, MO Florissant

Make It Legal

_____ The Rental Application should be signed by the Applicant(s) and any Co-Applicant(s). By signing the Application, the Applicant:

- (i) verifies that the information provided is true and correct to the best of his or her knowledge,
- (ii) authorizes the Landlord to verify the references and employment information provided in the Application, and
- (iii) acknowledges receipt of a copy of the Application.

_____ If the optional Employment Verification Letter is to be used, it should be signed by the Applicant(s) at the time that the Application is submitted to the Landlord.

- * The Rental Application includes a provision which allows the Landlord to sign after making a determination to accept or refuse the Applicant. NOTE: A SIGNED ACCEPTANCE BY THE LANDLORD CONSTITUTES A LEGALLY BINDING PROMISE BY THE LANDLORD TO ENTER INTO A LEASE WITH THE APPLICANT. While the acceptance of the Application does not constitute a lease itself, the Landlord is required to act in good faith to complete the process by negotiating rental terms that will be evidenced by a real estate lease.

Copies

_____ 16grannies Corporation should retain the original application

Other Information

- * After completing the application, ask the applicant for some form of identification such as a driver's license, credit card, passport, or military ID so that you can confirm the identity of the Applicant. Also verify the identification with information given on the Application - social security number, driver's license number, current address. Ask for an explanation of anything that does not match. Make a note of the explanation, and then decide for yourself if you believe the explanation.
- * If an Application is deemed acceptable and the Landlord decides to lease the the property to the Applicant, it is strongly recommended that a written lease agreement be executed between the parties. This program may be used to create such a document.
- * If an Applicant does not meet your criteria, be sure to document the basis of your

decision. The best approach with the Applicant is to be honest, direct, and polite. Further, don't budge from your predetermined criteria despite an appeal from the Applicant.

- * You are not required to rent to the first person who expresses an interest in the rental unit. The purpose of the application process is to gather relevant information about perspective tenants to determine whether or not the potential tenant would be a quality renter. If an Applicant fails to meet your objective rental criteria, it is permissible to decline to rent the unit to him or her if such decision is made in good faith and for a legitimate, legal purpose.
- * Do not discriminate against an applicant on the basis of an illegal purpose: race, color, religion, sex, national origin, age, disability or family status. Such discrimination AS THE SOLE BASIS OF REFUSAL TO RENT is illegal throughout the United States. You may call the U.S. Department of Housing and Urban Development (HUD) at 1-800-424-8590 to ask questions about discrimination.
- * It is a good idea to check with your local housing commission and/or landlord associations for additional information.

Reasons to Update

- * Change in criteria established for rentals.
- * Desire to expand or simplify the application form.