

Rental Application

Lindow Properties

10725 U.S Highway 40, St. Jacob, IL 62281

(618)644-2589

lindowpropertiesllc@gmail.com

Occupants

Applicant name: _____

SS#: _____ Driver's license #: _____

Date of birth: _____ Phone: _____

Email: _____ Work phone: _____

Co-applicant's name: _____

SS#: _____ Driver's license #: _____

Date of birth: _____ Phone: _____

Email: _____ Work phone: _____

Other occupants:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Background check required for everyone over 18.

Employment History

Please provide income verification.

Current employer: _____ Position: _____

Address: _____

Supervisor: _____ Phone: _____

Hours/week: _____ Dates employed: _____ Gross monthly income: _____

Co- Applicant's Current employer: _____ Position: _____

Address: _____

Supervisor: _____ Phone: _____

Hours/week: _____ Dates employed: _____ Gross monthly income: _____

Previous employer: _____ Position: _____

Address: _____

Supervisor: _____ Phone: _____

Hours/week: _____ Dates employed: _____ Gross monthly income: _____

Co-applicant's previous employer: _____ Position: _____

Address: _____

Supervisor: _____ Phone: _____

Hours/week: _____ Dates employed: _____ Gross monthly income: _____

Rental History

Present address: _____ City/State _____

Rent: _____ Own: _____ Monthly rent/mortgage payment: _____

Dates lived at address: _____ Landlord/mort. co.: _____

Phone: _____ Reason for leaving: _____

Previous address: _____ City/State _____

Rent: _____ Own: _____ Monthly rent/mortgage payment: _____

Dates lived at address: _____ Landlord/mort. co.: _____

Phone: _____ Reason for leaving: _____

Previous address: _____ City/State _____

Rent: _____ Own: _____ Monthly rent/mortgage payment: _____

Dates lived at address: _____ Landlord/mort. co.: _____

Phone: _____ Reason for leaving: _____

Vehicle Information

Year: _____ Make: _____ Model: _____

Color: _____ State: _____ Plate number: _____

Year: _____ Make: _____ Model: _____

Color: _____ State: _____ Plate number: _____

Financial Information

Car lien holder: _____

Balance owed: _____ Monthly payment: _____

Credit card: _____

Balance owed: _____ Monthly payment: _____

Credit card: _____

Balance owed: _____ Monthly payment: _____

Other lien holder: _____

Balance owed: _____ Monthly payment: _____

Child support owed: _____

Bank account- name of bank: _____

Balance: _____

Personal Reference

Name: _____ Relationship: _____

Address: _____ Phone: _____

Name: _____ Relationship: _____

Address: _____ Phone: _____

Emergency Contact

Name: _____ Relationship: _____
Address: _____ Phone: _____

Other Information

Pets: _____

Water filled furniture: _____

Do you smoke?: _____

Additional vehicle, boats, or trailers to be parked at residence?: _____

Has the applicant ever been sued (if yes, explain)?: _____

Has the applicant ever sued anyone (if yes, explain)?: _____

Has the applicant ever declared bankruptcy?: _____

Has the applicant ever been found guilty of a felony?: _____

Has the applicant ever broken a lease (if yes, when)?: _____

Has the applicant ever been a defendant in an eviction lawsuit?: _____

Has the applicant ever been locked out of their apartment by the sheriff?: _____

Has the applicant ever moved owing rent or damaged an apartment?: _____

***Income verification, copy of photo ID and application fee must accompany application.
Application fees are non-refundable.***

Upon acceptance, the security deposit must be provided in order to claim the rental. At that time, the rental will be removed from the market and no longer shown. The move in date must be not more than 30 days from the date of the receipt of the security deposit. The security deposit is not returned in the event that the accepted applicant changes their mind to cover loss of rent for the extended vacancy and additional advertising.

The above statement is acknowledged and these terms are understood and accepted.

Applicant Date

Co-applicant Date

Lindow Properties
Authorization to Perform Reference, Credit and Background Checks

Applicant's full name: _____
Date of birth: _____ Social Security number: _____
Current address: _____ City/State _____
Previous address: _____

Co-applicant's full name: _____
Date of birth: _____ Social Security number: _____
Current address: _____ City/State _____
Previous address: _____

All information is true and correct to the best of my knowledge. I authorize Lindow Properties to contact all rental, employment, financial and personal references to verify the information provided. I authorize Lindow Properties to obtain a background, criminal and credit check. The \$ _____ application fee is non-refundable and does not apply to the deposit or rent.

Applicant Date

Co-applicant Date

For Your Information:

- Lindow Properties requires a 12 month lease agreement on all properties. After satisfying the lease term, the lease continues on a month to month term.
- 30 days *written* notice is required for move outs.
- Security deposit is equal to one month's rent. Deposit may not be used to pay rent at any time during tenancy.
- Lindow Properties allows for a 5 day grace period. On the 6th day, late fees in the amount of \$5 per day beginning on the 6th day will apply.
- If a tenant does not fulfill the lease term, the deposit is forfeit and the tenant must pay up the remainder of the lease term or until a new tenant is in residence.
- For return of the deposit, the residence must be clean, free of pests, carpets professionally cleaned, rent fully paid, utilities paid up and proper notice given. A moving checklist will be provided to aid in the process and help ensure the return of your deposit.
- Tenant may hang pictures, photos, curtain rods, etc. No other alterations may be made. Tenants may not paint.
- Tenants must keep working batteries in all smoke and CO2 detectors.
- Due to insurance restrictions, trampolines, swing sets, pools larger than a baby pool and basketball hoops are not permitted. Bar-b-cue grills are not permitted on wooden decks. If located on a concrete patio, they must be 6 feet away from the siding.
- Trailers, non-operating vehicles and vehicles without current registration may not be parked outside.
- All occupants 18 and over must undergo a background check. Buildings do have occupancy limits, and **any additional occupant must be approved by Lindow Properties.**
- Not all buildings allow pets. If a pet is allowed, only one pet under 25 pounds is permitted. Additional \$25 per month in rent and an additional \$300 non-refundable pet deposit is required.
- We participate in the Crime Free Program. No illegal activity is allowed to take place on or near the premises. If illegal activity occurs by the tenant or guests of the tenant, the tenant may be evicted.
- Smoking should be done outside of the building. All cigarette butts and trash should be disposed of properly.
- Outside yard areas and landscaping should be kept in good appearance.
- The lockout fee during business hours is \$50 and after hours is \$75. Tenants may also call a locksmith of their choice.
- Resident must obtain renter's insurance.

These are some general rules and not fully inclusive of the entire lease agreement. This does not constitute a contract or agreement. Lindow Properties may add or change at their discretion. This is for informational purposes only.