Eck Real Estate Services, Inc. - Tenant Rental Application

Please fill out in either a blue or black ink pen.

You must turn in the original forms and \$45 fee (CASH OR MONEY ORDER) to our office.

Rental address you are applying for	or:	Lease Beginning Date:			
Current Telephone Number:		Email Address:			
Our main form of communicatio email communication?		email, do you unders	tand you will need to	check and res	pond to regular
Applicants Full Legal Name:					
Date of Birth: A	Applicant Social Security Number:		State Issu	_ State Issued ID#:	
List the names (and familial relation	onship if applicable) of all c	other persons who inte	end to occupy the dwel	lling:	
(The num	ber of unrelated persons occupying	g a dwelling unit is limited	by city ordinance.)		
Current Address:					
Street Address	Ap	t #	City	State	Zip Code
Current Landlord Information:	ne/Company	Email address		Telephone Number	r with Area Code
	to:		: \$		waariirda Code
Most recent previous addresses: (A) 1		the property or if you	u lived at home with y	our parents list	their address.) _{Zip Code}
Landlord Information:					
Name/Compar	-	Email address			r with Area Code
Dates rented from:	to:	Monthly	Rent: \$		
2. <u>Street Address</u>	Apt #	City	State		Zip Code
Landlord Information:		Email address		The loss March	
	to:		Rent: \$	Telephone Number	r wiin Area Code
Current Employer:			Hire date:		
		Hire date: How long employed:			
Monthly Gross Salary:	Supervisor:	1	elephone number:		
Other Income: \$pe	r month. Source of other	income:			

IF YOU DO NOT MEET THE GE	ENERAL INCOME, CREDIT HISTOR	Y, OR EMPLOYMENT GUIDELL	NES, DO YOU HAVE A READY,
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WILLING, AND ABLE CO-SI					
1. Have you ever "broken" a					
2. Have you ever been evict	ed from a rental? Y	es / No	3. Have you ever	- refused to pay rent? Yes	s / No
4. Do you have any tax liens	s or civil judgement	ts? Yes / No _	5. Have you ever	filed for bankruptcy? Y	es / No
6. Have you ever been conv					
 Have you ever been charg sex crime? Yes / No 		felony or a misde	emeanor involving viol	ence to another person,	destruction of property o
If you answered "yes" to any of the	he questions above, we	may ask for addition	al information and/or you	may provide the information	1 at the end of this form
Do you have a freeze or a h there will be an additional		2? Yes / No	If you do and we r	un your credit and it c	omes back as frozen
Vehicle:		Color	Year	Tag Number	State
				0	
Do you have pets?Ye.	<u>wev</u>	viii still need the	below information evo	en it the pet is a service	
Type of Animal:	Pet name:		Breed:		
Color:	Age:	Weight:	Gender:	Fixed? Yes	/ No
Emergency contact person	that <u>will not be liv</u>	ving at the prope			
			Name		Relation
Address		Phone Number		Email Address	
Additional Information:					
		Authoriza	tion and Release		

IN MAKING THIS RENTAL APPLICATION, it is understood that an investigative consumer report may be prepared whereby information is obtained through credit reporting services and other individuals who might have knowledge of the applicant. This inquiry includes information as to the applicant's character, general reputation, personal characteristics, and mode of living.

IN SIGNING and submitting this application, the applicants authorize ERES, Inc. or its agents to contact the applicant's references and for those parties to release information to verify the facts reported by the applicant, and to make inquiries into other facts related to applicant's fitness as a tenant. Applicant hereby acknowledges that Applicant agrees to the provisions of this application and the information submitted is true and correct.

Applicant's Name (printed)

Applicant's Signature

Eck Real Estate Services, Inc. (E.R.E.S.) 915 Louisiana Street, Lawrence, Kansas 66044 Telephone: 785-749-6084 Email: office@eresrental.com (E.R.E.S. drop-off deposit box at building front) (Office hours by appointment)

		5 11	
For office use only Date property was shown:	Date application was rec	eived in office:	
Pet prices if applicable:	Proof of income provide:	Needs guarantor:	

Before You Apply:

You must have seen the property in person before we will accept applications.

Qualification for approval:

What we are looking for when evaluating applicants.

- **Credit history.** We are looking for good credit but are not rigid about credit scores. We will be verifying • that you have been making payments on time to reporting companies, and will look for any collection activity, delinguencies, tax liens or civil judgements.
- **Income level.** Gross income for each applicant should be at least 2 ½ times total rent for the entire unit. If • legally married income can be combined.
- Work history. We are looking for stable income and you need to have been employed at your current job • for at least 6 months.
- Rental history. We would like to see good rental history over the last 3 years. If you previously owned • your residence, please list it - the payments will show up on your credit. Please list all previous residences including those out of state. Please note that we will be verifying that you made payments on time, left the properties in good condition, and whether your previous landlord would re-rent to you.
- Background check. While we are not concerned with minor misdemeanors (traffic tickets, etc.) that may • appear on your record, it is important that you be forthcoming about any criminal arrests or convictions.

If you do not meet all the above qualifications, you likely will need a lease guarantor/co-signer. Your lease guarantor will need to meet the income and credit gualifications.

We manage properties of many ages and types. Some are newer and some are considered historic properties. We believe it is helpful for everyone to consider some differences between "older" and "newer" before applying. Most older properties will have imperfections due to original construction, use, and effects of time. Please understand that these imperfections, whether cosmetic or inconvenient, are characteristic to the property and not critical defects.

Before applying, please take into consideration any allergies and/or health issues that may be affected by the type of housing you have selected. We provide well-maintained properties, but cannot guarantee them to be so perfectly clean, allergen-free, and/or irritant-free as to prevent allergies or other flare-ups.

There should be no expectation that there will be significant improvements or upgrades made to the property, except for cleaning, painting, and repairs that may be necessary between occupants. If you are expecting any changes to be made outside of normal repair and cleaning, they need to be discussed and agreed upon prior to signing a lease. Requested improvements or modifications would most likely result in a rent increase or cost sharing.

It is very important to alert us to any potential credit or background issues. If we know ahead of time what may appear on your credit or background reports, it might save everyone time and money.

Please sign that you have read and fully understand the above information Date

Annlicants signature