



BUTZIRUS RENTAL PROPERTIES
713 N MAIN ST #1
BLOOMINGTON, IL 61701
PHONE: 309-829-7368
FAX: 309-829-9338

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- RENTAL APPLICATION -

APPLICANT UNDERSTANDS THAT ANY MISREPRESENTATION OF THIS APPLICATION WILL BE SUFFICIENT GROUNDS FOR TERMINATING ANY FUTURE LEASE OR RENTAL AGREEMENT, VERBAL OR WRITTEN, ENTERED INTO PRIOR TO AND/OR AFTER APPLICANT SIGNS ANY AGREEMENT.

APPLICATION FEE: \$40.00 per application or per married couple / domestic partnership, fee is to be paid at time of application submission via check or money order. Applicant understands that application fee is NON-REFUNDABLE. This fee is used for processing expenses incurred by the Owner/Agent.
-NOTE- Any more than 2 adults, additional fee of \$20.00 per adult.

LEASE AGREEMENT: Standard Lease Terms are for One (1) Year minimum in apartments, Two (2) Years minimum for houses. **WE DO NOT ALLOW SUBLETTING.** NO LEASE BREAKAGE ALLOWED DURING THE MONTHS OF **NOVEMBER, DECEMBER, JANUARY AND FEBRUARY.** ALL LESSEES ARE RESPONSIBLE FOR THE LEASE BREAKAGE TERMS OF THE LEASE AGREEMENT. If Lessee breaks a 13 month or longer Lease Agreement, then the Lease rate will be adjusted and the Lessee will be charged according to the 12 month rate that was offered at the time applicant signed the Lease Agreement. Lessee will be responsible for the difference of the monthly rate from the beginning of the Lease in addition to the Lease Breakage fees as stated in the Lease Agreement.

PLEASE NOTE:

1: Payments: **WE DO NOT ACCEPT TOWNSHIP, COMMUNITY ACTION OR ANY OTHER ASSISTED PAYMENTS FOR DEPOSITS OR RENT PAYMENTS.**

2: SECTION 8 APPLICANTS WELCOME. (Subject to dwelling unit and Section 8 inspection)

3: NO WATER BEDS, AQUARIUMS LARGER THAN 20 GALLONS, REPTILES (12" or larger), FERRETS OR RODENTS ALLOWED.

4: NO DOGS ALLOWED IN APARTMENTS - PETS ALLOWED ONLY WITH THE PERMISSION OF THE OWNER/AGENT. Cats allowed in some apartments.
***See below for Pet Fee and Pet-Related Deposit amounts.**

5: Applicants must have a minimum of one (1) rental reference and a good credit standing OR a parent or legal guardian with good credit as a co-signer. An additional deposit and/or last month's rent may be required to be paid prior to moving in upon Owner/Agent discretion.

6: Applicants must provide proof of income if self-employed or receiving SSI, disability or any such payments; copies of W-2, 1099, current pay stubs, etc. at Owner/Agent request. Original documentation only, No Photo Copies Accepted. Applicants with Steady income or less than 1 year minimum job history may be required to obtain a co-signer.

7: Owner/Agent reserves the right to request additional deposits, co-signer and/or last month's rent payment if applicant's employment or income is unsatisfactory to the Owner/Agent's discretion. Owner/Agent reserves the right to change, amend and/or modify rental application and/or rental lease procedures and guidelines, with or without notice.

8: If applicant revokes, cancels, fails to take occupancy, employment or income status changes and/or repudiates the Signed Lease Agreement prior to taking occupancy; Owner/Agent reserves the right to void the Signed Lease Agreement and the Applicant(s) acknowledges the Security Deposit shall be forfeited as Liquidated Damages.

9: This Application for Lease hereby becomes part of the Lease Agreement if applicant(s) are approved by the Owner/Agent. Owner/Agent requires all self-employed applicant(s) to conduct business off premises of residential properties, unless written consent is obtained from Owner/Agent.

10: Rents are due and payable in full on the first day of each month. Rent received after the fifth day of the month will be assessed a \$50.00 (minimum) Late Charge even if checks are dated prior to the fifth. Rents received after the tenth day of the month will be assessed an additional \$50.00 (minimum) Late Charge even if checks are dated prior to the tenth. Any rents not received by the eleventh will be turned over to collections for non-payment, and eviction procedures may begin.

11: Reserve Accounts: Reserve Account requirement is due after applicant is approved, and is equivalent to the monthly rental rate (minimum). **Reserve Accounts are to be paid in full at the time of signing the Lease Agreement.** All Reserve Accounts, first month's rent and last month's rent (if applicable) to be paid in full prior to occupancy and in Cash, Money Order or Cashier's Check...**Absolutely No Partial Payments Accepted!!** Only AFTER Tenant takes occupancy will personal checks be allowed.

12: Pet Fees (are subject to change) (1); LIMIT OF TWO (2) PETS, AQUARIUMS AND/OR CAGES.

Apartments: CATS: \$250.00 non-refundable pet fee plus additional \$20.00 per month for one (1) cat or \$30.00 per month for two (2) cats. DOGS: Not Allowed.
Single Family Homes: DOGS: \$500.00 non-refundable pet fee plus additional \$100.00 per month for (1) dog or \$150.00 per month for two (2) dogs.

NOTE: 1. Additional Pet Deposits may be required, depending on dwelling unit and amenities. Any additional Pet Deposits will be refundable if dwelling is returned in same/like condition and all damages and/or all other related issues pertaining to the entire Lease Agreement are paid in full.

2. Applicant acknowledges that any/all dogs that they own are non-violent and properly trained.

3. Any applicant that is approved and houses a pet without the consent of the Owner/Agent will be charged a double Initial Pet Fee and Monthly Fees.

4. Owner/Agent reserves the right to limit pets to their discretion, depending on the dwelling unit that the applicant is applying for/or residing in.

5. Birds and Reptiles (12" or smaller) are to be kept in aquariums or cages at all times.

20 QUESTIONS: For ALL Applicants and Co-Signers

For the purposes of this application, the term "you" shall mean "Applicant(s) and/or Co-Signer(s)".

1. Have you ever been: **A. Evicted?** Yes No **B. Asked to move out?** Yes No **C. Sued for damage to rental property?** Yes No
D. Broken a rental agreement? Yes No **E. Declared Bankruptcy?** Yes No
2. Have you ever been charged with any **Drug, Alcohol, Battery or any other Violent or Non-Violent Crimes?** Yes No
If Yes, please explain: _____
3. Have you ever had any **Civil Judgments** brought against you? Yes No If Yes, please explain: _____
4. Do you have any disputes and/or differences with your **current** landlord or property manager? Yes No If Yes, please explain: _____

5. Are all of your present rent amounts **currently** paid-to-date (including any/all late fees)? Yes No If Yes, please explain: _____

6. Have you given a 30-day notice to your **current** landlord? Yes No If No, please explain: _____
7. Do you have any **pets**? Yes No If Yes, how many dogs _____, cats _____, other _____ (type: _____)
Have any of your **pets** ever caused harm to anyone? Yes No If Yes, please explain: _____
8. Do you or any other person that will be living in or regularly visiting the dwelling **smoke**? Yes No
If Yes, please specify type: Cigarettes Cigar Pipe Other (_____)
9. Does your **current** residence have a pest control problem? Yes No If Yes, please describe: _____
10. Have you ever had a bed bug, roach or other pest control problem in the **past**? Yes No If Yes, when: _____
11. Do/Will you operate a **Day Care or any other type of business** out of your home/apartment? Yes No
If Yes, please describe: _____
12. Do you play any musical instruments? Yes No If Yes, please describe: _____
13. How many vehicles do you own? Cars _____ Motorcycles _____ Other _____ (Type: _____)
A: Make _____ Model/Color _____ State/License # _____
B: Make _____ Model/Color _____ State/License # _____
C: Other Cars, Trucks, Campers, Motorcycles, Trailers, etc.: _____
14. Do you own a waterbed? Yes No What Size? _____ Do you own an aquarium? Yes No How many gallons? _____
15. Are you a **legal** U.S. Citizen? Yes No If no, please provide a certified copy of your VISA, Green Card and/or other form of documentation.
16. How did you hear about our properties? Newspaper Phone Book Yard Sign Website (please specify): _____
 Referral (please indicate who): _____ Other _____
17. What is your **current** status (please check ALL that apply): Employed Full-Time Employed Part-Time Retired Student
 Not Employed Section 8 Disabled Single Married Domestic Partnership
18. Your **Current** Credit Score 0-300 300-400 400-500 500-600 600-700 700-800 800 plus Not Known
19. Have you been denied Rental Approval in the past? Yes No If Yes, please explain: _____

20. Have you ever applied for an Apartment or Home with us in the past? Yes No If Yes, when: _____

APPLICANT(S) INFORMATION

PLEASE PRINT NEATLY

ALL ADULT NAMES TO APPEAR ON LEASE AGREEMENT (all parties eighteen years of age or older MUST be on Lease):

1. _____
 Last First MI Social Security # DOB Driver's License # / State

2. _____
 Last First MI Social Security # DOB Driver's License # / State

3. _____
 Last First MI Social Security # DOB Driver's License # / State

4. _____
 Last First MI Social Security # DOB Driver's License # / State

NAMES OF ALL OTHERS TO LIVE IN DWELLING: List ALL children, family, or others that will be residing on the premises. Include anyone that will be visiting on a regular basis. Please **DO NOT** include social security numbers for anyone under eighteen years of age. If additional space is needed, please attach an additional sheet.

1. _____
 Last First MI Social Security # DOB Driver's License # / State

2. _____
 Last First MI Social Security # DOB Driver's License # / State

3. _____
 Last First MI Social Security # DOB Driver's License # / State

4. _____
 Last First MI Social Security # DOB Driver's License # / State

Contact Numbers:

1. Name _____ Home _____ Mobile _____ Other _____

2. Name _____ Home _____ Mobile _____ Other _____

Your Present Address: _____

House Number and Street Name City State Zip

Lived there how long? Years ____ Months ____ Owned Home? Yes No Rented? Yes No

1. If rented, Landlord's Name: _____ Landlord's Contact Number: _____

Current Monthly Rent Amount: \$ _____

2. **Previous Landlord:** _____

Name	Contact Number	Address Rented	Dates Rented
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3. **Other Previous Landlord:** _____

Name	Contact Number	Address Rented	Dates Rented
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EMPLOYMENT - INCOME - CREDIT INFORMATION

PLEASE PRINT NEATLY

Employment Information: (ALL adults whose names appear on Lease) Employer WILL be contacted, please list contact person.

1.	Employee	Monthly Salary	Dates of Employment (approximate)
	Employer	Contact Person	Contact Number
2.	Employee	Monthly Salary	Dates of Employment (approximate)
	Employer	Contact Person	Contact Number

If less than a year, list previous employer and contact information: _____

Additional Employment:

1.	Employee	Employer	Monthly Salary	Dates of Employment (approximate)
2.	Employee	Employer	Monthly Salary	Dates of Employment (approximate)

Additional Income: Amount: _____ Source: _____
 Amount: _____ Source: _____

Other Income: Amount: _____ Source: _____

CURRENT DEBT: Credit Cards, School Loans, Car Loans, Medical Bills, etc. Please list ALL outstanding debt amounts and remaining time; include ALL items, even those on your Consumer Credit Report. If additional space is needed, please attach an additional sheet.

1.	Creditor	Amount Owing	Payment Amount	Time Remaining
2.	Creditor	Amount Owing	Payment Amount	Time Remaining
3.	Creditor	Amount Owing	Payment Amount	Time Remaining
4.	Creditor	Amount Owing	Payment Amount	Time Remaining

Credit References: Banks, Credit Unions, etc.

1.	Loan Institution - Checking Account	Contact Number
2.	Loan Institution - Savings Account	Contact Number
3.	Other Credit Reference	Contact Number

OTHER INFORMATION

PLEASE PRINT NEATLY

PERSONAL REFERENCE:

1. _____
 Name Relationship Contact Number

EMERGENCY CONTACTS: (other than Personal Reference)

1. _____
 Name Address Primary Contact Number

Relationship Employed By Secondary Contact Number

2. _____
 Name Address Primary Contact Number

Relationship Employed By Secondary Contact Number

REASON FOR MOVING: Check all that apply: Looking for a more affordable Apartment / Home Bigger Space Needs

School Down-sizing Relocating to Town Pest Control Issues

Roommate Issues Landlord Issues Neighbor Issues Spouse Issues

Other (please explain): _____

ADDRESS OF PROPERTY APPLIED FOR:

 House Number and Street Name Apartment Number City

Desired Occupancy Date: ____ / ____ / ____

NOTE: Your application fee is to be paid at time of Rental Application Submission

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PHONE: 309-829-7368
FAX: 309-829-9338



OFFICE USE ONLY: [Lined area for office use with large watermark]

APPLICATION PYMT: [] CK # [] MO #
AMT PD: \$ [] DATE PD: [] / [] / [] [] Other []

ACKNOWLEDGEMENT:

Applicants and Co-Signers acknowledge that all information provided on this application is true and correct to the best of their knowledge...

**Apartments/Houses WILL NOT be held for Applicants and/or Co-Signers for ANY reason, without Paid Reserve Account and Signed Lease Agreement!

FAIR CREDIT REPORTING ACT AUTHORIZATION (15 U.S.C.A. ~1681 et seq.)

The undersigned, Applicant(s) and/or Co-Signer(s), pursuant to the Fair Credit Reporting Act, 15 U.S.C.A. ~1681b (a) (2), hereby authorize Butzirus Rentals, Owner/Agent, to obtain a consumer credit report...

I/We hereby further authorize Butzirus Rentals, Owner/Agent, to obtain information regarding my/our current and prior income and employment history, my/our credit report/record, and my/our lease compliance history...

I/We authorize Butzirus Rentals, Owner/Agent, to release a copy of my/our Fair Credit Reporting Act Authorization and/or Application For Lease to any current or prior employer, residence manager or landlord...

I/We hereby consent that photocopies, scans, and/or faxed copies of this Authorization shall be accepted as originals.

1. X Applicant Signature Printed Name Date
2. X Applicant Signature Printed Name Date
3. X Applicant Signature/Co-Signer Printed Name Date
4. X Applicant Signature/Co-Signer Printed Name Date