

BUTZIRUS

Rental
PROPERTIES
309-829-RENT



713 N Main St # 1, Bloomington IL 61701 Ph: 309-829-7368 Fax: 309-829-9338

- 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: \$20.00 per adult or per married couple. Fee is to be paid at time of application submission, check or money order. Applicant understands that application fee is NONREFUNDABLE. This fee is used for processing expenses incurred by the Agent/Owner.

LEASE AGREEMENT: Lease terms are for One (1) Year minimum, we DO NOT ALLOW SUBLETTING. NO LEASE BREAKAGE ALLOWED DURING THE MONTHS OF NOVEMBER, DECEMBER, JANUARY AND FEBRUARY. ALL LESSEE'S 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 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 AGENT/OWNER. Cats allowed in some apartments. *See below for 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 months rent may be required to be paid prior to moving in upon Agent/Owner 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 or etc. at agents request. Original documentation only; No Photo Copies Accepted. Applicants with unsteady income, less than 1 year minimum job history, may be required to obtain a co-signer.
- 7: Agent/Owner 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 Agent/Owner's discretion. Agent/Owner reserves the right to change, amend and/or modify rental application and/or rental lease procedures and guidelines.
- 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; Agent/Owner 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 Agent/Owner. Agent/Owner requires all self-employed applicant(s) to conduct business off premises of residential properties, unless written consent is obtained from Agent/Owner.
- 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 \$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 11th will be turned over to collections for non-payment.**
- 11: **Deposits:** Deposit is due after applicant is approved, and is equivalent to the monthly rental rate (minimum). Deposits are to be paid in full at the time of signing the Lease Agreement. All deposits, 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!!**
- 12: **Pet Deposits:** Are subject to change (1): LIMIT OF TWO (2) PETS, AQUARIUMS AND/OR CAGES
Apartments: Cats: \$200.00 non-refundable pet deposit 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: \$200.00 non-refundable pet deposit plus additional \$20.00 per month for one (1) pet or \$30.00 per month for two (2) pets.

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 if they have a dog(s) that their dog(s) are Non-violent.
3. Any applicant that is approved and houses a pet without the consent of the Agent/Owner will be charged double Pet Deposit and Monthly Fees.
4. Agent/Owner reserves the right to limit pets to their discretion, depending on dwelling unit applicant is applying for/or residing in.
5. Birds/ Reptiles (12" or smaller) are to be kept in aquariums or cages at all times.

QUESTIONS: For ALL Applicant(s) and Co-Signers

1. Have Applicant(s) or Co-Signer ever been:

A. Evicted? _____	B. Asked to move out? _____	
Yes/No	Yes/No	
C. Sued for damage to Rental Property? _____	D. Broken a Rental Agreement? _____	E. Declared Bankruptcy? _____
Yes/No	Yes/No	Yes/No
2. Have you ever been charged with any Drug, Alcohol, Battery or any other Violent or Non/Violent Crimes? _____ If Yes, please explain _____
Yes/No

3. Have you ever had any Civil Judgments brought against you? _____ If Yes, please explain _____
Yes/No
4. Do you have any disputes and/or differences with your Present Landlord? _____ If Yes, please explain _____
Yes/No
5. Are all present rent amounts current, including Late Fees? _____ If No, please explain _____
Yes/No
6. Have you given a 30 day notice to your Present Landlord? _____ If No, please explain _____
Yes/No
7. Do you have any pets? _____ If Yes, how many? _____ Dogs _____ Cats _____ Other/Type _____
Yes/No
 Has your pet ever caused harm to anyone? _____ Please explain _____
Yes/No
8. Do you or any other that will be living in dwelling Smoke? _____ If Yes, please specify type: Cigarettes, Cigar, Pipe, or Other _____
Yes/No
9. Does your Present apartment or home have a pest control problem? _____ If Yes, please describe _____
Yes/No
10. Do you operate a Day Care or any other type of business in your Home/Apartment? _____ If yes, what business _____
Yes/No
11. Do you play any musical instruments? _____ If Yes, what instruments _____
Yes/No
12. How many Auto Vehicles do you own? _____ Motorcycles _____ Other _____
 A: Make _____ Model/Color _____ State/License # _____
 B: Make _____ Model/Color _____ State/License # _____
 C: Other Cars, Trucks, Campers, Motorcycles, etc. _____
13. Do you own a waterbed? _____ Do you have an Aquarium? _____ How many gallons? _____
Yes/No Yes/No
14. Are you a Legal US Citizen? _____ If no, please provide a copy of your VISA, Green Card and/or other form of documentation with this application.
Yes/No
15. How did you hear about our Rental Properties? Newspaper, Phone Book, Yard Sign, Referred by _____ or Other _____
16. What is your present status: Please check ALL that apply: _____ Employed Full-Time _____ Employed Part-Time _____ Student
Retired Not Employed Section 8 Disabled Single Married

ADULT NAMES TO APPEAR ON LEASE (both Husband and Wife must be on Lease) Please Print

1. _____

Last	First	Middle Initial	Social Security #	DOB	Drivers License #/State
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2. _____

Last	First	Middle Initial	Social Security #	DOB	Drivers License #/State
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NAMES OF ALL OTHERS TO LIVE IN DWELLING: List ALL children, Siblings or Others that will be residing in the premises. Please include anyone that will be visiting on a regular basis.

3. _____

Last	First	Middle Initial	Social Security #	DOB	Drivers License #/State
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4. _____

Last	First	Middle Initial	Social Security #	DOB	Drivers License #/State
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5. _____

Last	First	Middle Initial	Social Security #	DOB	Drivers License #/State
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Present Address

Street (Name & Number) _____ City _____ State _____ Zip _____
Lived there how long? _____ Owned home? _____ Rented? _____
Years/Months Yes/No Yes/No
Phone Numbers: _____ Day _____ Evening _____ Cell _____

If rented, Landlords Name _____ Phone # _____
Rent/Mortgage Payments per month \$ _____ Reason for moving _____

Previous Landlord

Name _____ Phone # _____ Address of Property Rented _____ Date Rented _____
Other Previous Landlord
Name _____ Phone # _____ Address of Property Rented _____ Date Rented _____

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

1. _____
Employee Monthly Salary Length of Employment
Employer Contact Person Phone #
2. _____
Employee Monthly Salary Length of Employment
Employer Contact Person Phone #

If less than a year, list previous employer and phone # _____

Additional Employment:

1. _____
Employee Employer Monthly Salary Length of Employment
2. _____
Employee Employer Monthly Salary Length of Employment

Additional 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 listed on your Credit Report)

1. _____
Creditor Amt Owing Payment Amount
2. _____
Creditor Amt Owing Payment Amount
3. _____
Creditor Amt Owing Payment Amount
4. _____
Creditor Amt Owing Payment Amount

Credit References:

1. _____
Loan Institution - Checking Account Phone #
2. _____
Loan Institution - Savings Account Phone #
3. _____
Other Credit Reference Phone #

Personal Reference:

1. _____
Name Relationship Phone #

Emergency Contacts:

1. _____
Name Relationship Address Phone #
Employed By Work Phone Cell Phone #
2. _____
Name Relationship Address Phone #
Employed By Work Phone Cell Phone #

Address of Property Requesting:

Street Name and Number Apt Number City

Desired Occupancy Date: ____/____/____

ACKNOWLEDGMENT:

Applicant(s) acknowledges that all information provided on this application is true and correct to the best of their knowledge. Applicant(s) also acknowledges that they understand all guidelines, policies, deposits and information outlined in this application form and will be required to pay the required deposit amount and sign a Lease Agreement within 2 days of being approved by Owner/Agent.

****Apartment/Homes WILL NOT be held for Applicant(s) for any reason without Paid deposit and Signed Lease Agreement.**

**Fair Credit Reporting Act Authorization
(15 U.S.C.A. ~1681 et seq.)**

The undersigned, Applicant(s), pursuant to the Fair Credit Reporting Act, 15 U.S.C.A. ~1681b (a) (2), hereby authorize(s) Butzirus Rentals, Owner/Agent, to obtain a consumer report in connection with my/our application to lease the residential property, and if my/our application is accepted to obtain such further consumer reports as Butzirus Rentals, Owner/Agent, deems necessary or advisable in connection with any review or collection of my/our account. I/we further authorize any credit reporting agency to release any such consumer report to Butzirus Rentals, Owner/Agent.

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 record, and my/our lease compliance history with current and prior residence managers/landlords, criminal conviction information and other public record information, and to verify any other information provided by me/us on my/our Application for Lease.

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 listed on my/our Application for Lease, or to any other person reasonably likely to have pertinent information relating to the verification of any information on my/our Application for Lease.

I/We hereby consent that photocopies and faxed copies of this Authorization shall be accepted an originals.

Date ____/____/____

X
Applicant Signature Print Name SS # DOB Present Address

X
Applicant Signature/Co-Signer Print Name SS# DOB Present Address

X
Applicant Signature/Co-Signer Print Name SS # DOB Present Address

TO: _____ FROM: _____ RETURN FAX: _____

----- **FOR CURRENT/PREVIOUS LANDLORD USE ONLY** -----

- 1. Payment History _____ 2. Current to Date _____
- 3. Given Notice _____ 4. Any Disputes _____
- 5. Any Pets or related issues _____ 6. Would you rent to them again _____
- 7. Additional Comments _____

----- **FOR OFFICE USE ONLY** -----

Comments: _____

_____ Approved _____ Denied Date: ____/____/____