



509 W. Forest Ave., #105, Ypsilanti, MI 48197 / Phone: 734.484.1600 / Email: ThreeOaksProperties@gmail.com
Mailing Address: P.O. Box 981244, Ypsilanti, MI 48198 / Website: ThreeOaksProperties.com

RENTAL APPLICATION

Applicant Information: PLEASE PRINT CLEARLY!

Address of apartment/house you are interested in: _____

Full First Name: _____ MI: _____ Last Name: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Best Phone: _____ Email Address: _____

Social Security #: _____ Date of Birth: _____

Drivers License #: _____ State: _____ Expiration: _____

Names of all others who will occupy house or apartment and/or Group Name: _____

Please provide Lease Guarantor (Co-Signer) contact information:

Three Oaks Properties LLC may require applicant to have a **qualified relative** (over 25 years of age with good credit) act as his/her Lease Guarantor. A Lease Guarantee Agreement must be signed by the Guarantor by or before lease signing. **Three Oaks will send all required paperwork directly to the Lease Guarantor.**

Lease Guarantor Name: _____ Relationship: _____

Address: _____ City: _____ State: _____ Zip: _____

Best Phone: _____ Fax: _____

Email Address: _____

Other Information:

Do you own a pet? Yes ___ No ___ If yes, type of pet: _____ Breed: _____ Weight: _____ Age: _____

A photo of your pet(s) must accompany this application (hard copy or email sent to ThreeOaksProperties@gmail.com)

Do you require a parking space? Yes _____ No _____ (Parking available at **302 N. Hamilton, 509 W. Forest and 201 N. Huron ONLY for \$190/year/vehicle.** Other locations: City pass required for street parking)

Applicant Vehicle Information:

Year: _____ Color: _____ Make: _____ Model: _____ License Plate #: _____

Applicant Rental History: (last 12 months)

Landlord Name: _____	Phone: _____
Previous Address: _____	City: _____ State: _____ Zip: _____
Dates of Residency: (mm/dd/yy) _____ to _____	Monthly Rent: _____
Landlord Name: _____	Phone: _____
Previous Address: _____	City: _____ State: _____ Zip: _____
Dates of Residency: (mm/dd/yy) _____ to _____	Monthly Rent: _____

Applicant Current Employment:

Employer: _____	Position: _____
Address: _____	City: _____ State: _____ Zip: _____
Manager/Supervisor: _____	Phone: _____
Dates of Employment: (mm/dd/yy) _____ to _____	Monthly Net _____ Income: _____
Employer: _____	Position: _____
Address: _____	City: _____ State: _____ Zip: _____
Manager/Supervisor: _____	Phone: _____
Dates of Employment: (mm/dd/yy) _____ to _____	Monthly Net _____ Income: _____

Other Information:

Have you ever been evicted from a rental property? Yes _____ No _____

If yes, explain in detail: _____

Has a judgment from a Landlord or Creditor ever been obtained against you? Yes _____ No _____

Landlord/Creditor: _____ Amount: \$ _____

Reason: _____

Have you ever had an account referred to a collection agency? Yes _____ No _____

If yes, explain in detail _____

Have you ever been charged, arrested or convicted of a crime? Yes _____ No _____

If yes, explain in detail: _____

The applicant hereby certifies that he/she is of legal age and the above information is true and accurate and is aware that the owner/manager of the property will rely on this information when entering into a rental agreement. The applicant recognizes that any falsification, misrepresentation or omission will result in the rejection of the application. The applicant authorizes Three Oaks Properties LLC to investigate all statements contained in this application including, but not limited to, employment and income verification, landlord references, to obtain a credit/background report, and to periodically update this information throughout the lease term or any extension thereof as allowed by law. Applicant acknowledges that he/she has read and agrees to the terms and conditions in Page 4 of the Rental Application entitled, "Addendum to Rental Application." Information provided in this Rental Application will be incorporated into and become part of the terms and conditions of the lease if a lease is executed.

Signature: _____ Date: _____

Lead-Based Paint Disclosure

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Timing of Disclosure:

The parties agree that this Lead-Based Paint Disclosure Form was executed before the Lessee was obligated under any contract to lease.

Lessor's Disclosure:

(a) Presence of lead based paint and/or lead based paint hazards:

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing.

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor:

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below)

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement - INITIAL NEXT TO (c) & (d)

(c) Lessee has received copies of all information listed above.

(d) Lessee has received the pamphlet *Protect Your Family From Lead in Your Home*.

ADDENDUM TO RENTAL APPLICATION

1. **APPLICATION:** A completed set of applications (one per person) accompanied by a non-refundable processing fee of **\$50.00 per person** and a holding deposit of **\$300.00 per person** must be submitted to begin the approval process. Once approved, **applicant(s) will be expected to sign the Lease within 10 business days**, or our offer to lease may be withdrawn, and the deposit will be forfeited. If applicant is not approved, the deposit will be returned in full.

If applicant chooses not to proceed with the rental or does not provide all required information (at any time during the approval process), the deposit will be forfeited.

2. **LEASE DATES:** Lease Start: September 1, 2019 Lease End: August 20, 2020

3. **MONTHLY RENT:** \$ _____, plus ***EXTRA PERSON FEE (if applicable):** \$ _____

***EXTRA PERSON FEE (if more occupants than bedrooms):**

Studio/1-Bedroom: \$65/person (max occupancy: 2)

2-Bedroom: \$65/person (max occupancy: 4)

3-Bedroom: \$95/person (max occupancy: 5 – subject to owner approval)

4. **PETS:** No pets are allowed without prior written consent of Owner, which must include payment of all stipulated fees and an executed Pet Addendum as outlined in your Lease. **No pets of a dangerous breed and/or over 50 lbs will be allowed on the premises. All pets subject to management approval.**

Initial Pet Fee - \$150 (non-refundable) / Pet Deposit - \$250 (refundable)

MONTHLY PET FEE: \$35/pet

4. **SECURITY DEPOSIT:** As noted above, a **\$300.00 (per person)** earnest money deposit is due with the application.

Upon applicant's approval, this amount will be applied to the security deposit for a total of \$ _____.

The balance of the security deposit is due at lease signing. The security deposit shall be returned in a check or money order payable to one person, chosen by Resident(s).

6. **TOTAL MONTHLY RENT PAYMENT:** \$ _____

Rent must be delivered in **one payment** (a combination of checks and/or online payments is acceptable) and is due on the first day of each month.

7. **UTILITIES:** The following utilities are included in the monthly rental rate:

Gas Electric Water Internet

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

LESSEE:

LESSOR: Three Oaks Properties LLC, Agent for Owner

Signature

Date

Signature

Date

Print Name

William J. Godfrey
Manager

Please submit completed application with a \$50 (nonrefundable) application fee and \$300 holding deposit.

In person: 509 W. Forest Ave., Ypsilanti, TUES-FRI 1:00–5:00 pm / After Hours: Please use drop box located outside office door

By mail: P.O. Box 981244, Ypsilanti, MI 48198

CHECK OR MONEY ORDER (NO CASH): Payable to “Three Oaks Properties” **OR: PAY ONLINE** at PayLease.com