

O'Fallon Missouri

RESIDENTIAL RENTAL INFORMATION

(1 application per adult 18 years or older living in the home)

Bob is a licensed Missouri Real Estate Agent.

Non-Refundable Fee: \$40 (NO money is collected until we both decide to proceed with application)

THE PROPERTY - Type: Condo Flat/One level

Rent Amount: Monthly and includes water, sewer, trash, lawn care and I do service on my units every 4 months which includes, smoke detector check, furnace filter change, bug spray, check for water leaks, water heater flush, AC check, Heat check, and any repairs that I can get done. **100% of rent is due before the month starts.** Example: June rent is due before June 1st. A late fee of \$50 will be added on the 2nd of each month that has a balance due.

If rent is not consistently paid in full before the 1st of each month, the lease will not be renewed.

Security Deposit: The security deposit is required to be paid before your final approval.

Address: HOA rules apply to living in this unit. Breaking HOA rules is a breach of contract and will result in a HOA fine. Pretty standard HOA rules without any issues and the HOA documents can be found at pebblecreekcondoassoc.com

Pets: NO Pets, no exceptions. Please disclose all service animals.

Smoking Allowed: Yes, outside but do NOT throw your cigarette butts on the ground. HOA rule if broken will be issued a fine.

Parking: Yes, in the following areas: One place in front of the building labeled with your number and others across the parking lot for guests and other parking. No RV's, Boats, Trailers, Tractors, or Vehicles without license plates, etc.

TENANCY

Type/Length: 1 Year minimum: NOTICE: Will not rent to Sex Offenders, previous evictions, felony stealing, felony drugs, felony theft, or violent crimes. 4 person maximum occupancy per city fire department.

LANDLORD'S DETAILS

Name: Shade Tree Property LLC

Address: 2977 Hwy K, Ste. 274,
O'Fallon, Missouri, 63368

Manager acting on behalf of the Landlord

Manager's Name: Bob (Bob is a licensed Missouri Real Estate Agent.)

Telephone: (314) 249-6807

E-Mail: shadetreeproperty@yahoo.com