

Troy Missouri

RESIDENTIAL RENTAL APPLICATION

(1 application per adult that is 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 - Mobile Home

Rent Amount: Varies 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 annually, AC check annually, Heat check annually, 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 and will hold the home for you.

Address: Just outside of city limits of Troy, Missouri. This is country living with bugs, pests, and wildlife. These are older Mobile Homes, and they will be cold in the extreme winter and hot in the extreme summer. 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.

Pets: Yes, 2 pet maximum and no pit bulls. \$300 up front pet fee per pet.

Smoking Allowed: Yes

Parking: Yes, in the following areas: Two places in front of your home. Please Park in the gravel areas only (grass will try to grow over gravel). No RV's, Boats, Trailers, Tractors, Recreational vehicles 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.

LANDLORD'S DETAILS

Name: Shade Tree Property LLC

Address: 2977 Hwy K, Ste. 274,

O'Fallon, Missouri, 63368

E-Mail: shadetreeproperty@yahoo.com

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