

Spurlock Properties, LLC

Residential Rental Application

Name _____ DL# _____ SSN# _____

DOB _____ Phone _____ Email _____

Name _____ DL# _____ SSN# _____

DOB _____ Phone _____ Email _____

Present Address _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

1st Previous Address _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

2nd Previous Address _____

How Long There _____ Landlord's Name _____ Landlord's Phone _____

Present Employer _____

How Long There _____ Supervisor's Name _____ Supervisor's Phone _____

Questions: Bankruptcy Y N Evicted Y N Withheld Rent Y N Smoker/Vapor Y N Illegal Drug User Y N

Pet(s) Y N If yes, what breed, number and weight: _____

How many adults will be living with you? _____ How many Children? _____

Conviction for other than minor traffic offenses Y N If yes, please explain: _____

Co-Signer Name _____ DL# _____ SSN# _____

DOB _____ Phone _____ Email _____

Present Address _____

Present Employer _____

I authorized Spurlock Properties, LLC or it's agents to preform background checks, which include, employment, rental, criminal, and personal. I authorize all parties to disclose any relevant information both now and in the future to Spurlock Properties, LLC or it's agents. There is a \$40.00 application fee per applicant, which is paid to SmartMove, the background check company.

In exchange for taking the property off the market for a maximum of 15 days, I agree to pay \$200.00, which will become part of my security deposit, upon completion of the lease. If after 15 days, the lease is unsigned, and/or there is an unpaid balance due or my application is denied, then the \$200.00 will be compensation for Spurlock Properties, LLC, for lost rent.

On the page two of this form is policies and procedures. I agree to comply with them.

Spurlock Properties, LLC

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I certify all the above information is true and accurate.

Applicant(s) Signature _____ Date _____

Policy and Procedures

1. Requirements to have security deposit equal to ½ of a month's rent. Otherwise a qualified co-signer or a larger deposit and prepaid rent may be required.
 - a) Credit score above 630.
 - b) Verifiable total stable employment (over 1 year) with gross monthly income (before deductions) greater than three times the rent.
 - c) Clean criminal history, within the last five years.
 - d) Clean eviction history, within the last five years.
 - e) **Smoking or Vaping of any type, including medical marijuana is prohibited inside the dwelling.** \$25 per month surcharge for an outside smoker or vapor user. Lessee to provide cigarette butt container. Security deposit for a smoker or vapor user is equal to two month's rent.
2. Each adult residing at the property will need to complete a separate application, and will be named in the lease.
3. An \$10.00 monthly surcharge is due for each pet under 25 lbs. Pets over 25 lbs have a \$20 monthly surcharge. Normally there is a two pet limit. Emotional support and service animals are exempt from the fee with proper documentation.
4. Lessee shall provide a pet kennel, for the pet to be kept in, when lessee is not at the leased premises.
5. Lessee agrees to comply with City of Springfield ordinances, which prohibits vicious, nuisance or unleashed dogs. The pet must be on a leash when outside the leased premises and supervised by the Lessee. All pets must have all required vaccinations. Proof of vaccinations shall be provided to Lessor. All feces must be immediately removed and placed in the trash dumpster.
6. **Growing marijuana or hemp is prohibited.**
7. The leased premises shall be used and occupied by Lessee exclusively as a private, single-family residence only by the named Lessee.
8. No other persons, other than the lessee, and lessee's children, may occupy the leased premises for more than 7 days per month, without the prior written consent of Lessor.
9. An active email address is required, as most communication will be done through email.