

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 _____

Present Employer _____

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

Questions: Lease Period Desired: 2 years _____, 1 year _____, 6 months _____, 1 month _____

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

If yes, please explain: _____

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.

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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 1/2's month 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) at least three times the rent.
 - c) No felony criminal convictions, within the last five years.
 - d) No evictions, within the last five years.
 - e) **Smoking or Vaping of any type 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.
 - f) Acceptable inspection of applicant's vehicle and current residence.
2. Each adult residing at the property will need to complete an application, and will be named in the lease.
3. Division 3 of the Springfield City code prohibits the possession of a pit bull or a dog with substantial pit bull traits. Lessee must provide Lessor with current animal vaccination certificate, and update when necessary. Pet fees are related to the size of the pet. Monthly pet fees per pet are, <20 lbs each = \$10, >=20 lbs each =\$20
4. Lessee shall provide a kennel, for the animal to be kept in, when lessee is not at the leased premises.
5. **Growing marijuana or hemp is prohibited.**
6. The leased premises shall be used and occupied by Lessee exclusively as a private, single-family residence only by the named Lessee.
7. 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.
8. An active email address and mobile phone number are required.