

Rental Application for Wapsie Rentals, LLC

Thank you for your interest in renting from Wapsie Rentals, LLC.

Address of rental applying for

Move -in ready Lease term 1 year

Monthly Rental amount \$ _____ (due the 1st of each month)

Security Deposit amount \$ _____ (this is a damage deposit and not final month's rent)

Pet Deposit amount \$300

\$25 non-refundable application fee due at time of application.

Please Email completed application to info@wapsierentals.com and send \$25 application fee by mail to Wapsie Rentals 518 3rd St NE Independence, Iowa 50644.

Phone 319-743-5265

Property Manager: Andy

PLEASE PRINT NAMES OF ALL APPLICANTS (INCLUDE MIDDLE & MAIDEN NAME)

_____ Maiden Name _____

Current mailing/ physical address _____

City _____ State _____ Zip _____

Phone _____ Email _____

Birth date ____/____/____ SSN# ____/____/____

Driver's License No. _____ Expiration Date ____/____/____

Vehicle make/model/color _____ License Plate # _____

How many adults in household? _____ Children _____ How many smokers? _____

Pets _____ What breed and weight of Pets in house? _____

Current or Most recent rental address _____

City _____ State _____ Zip _____

Utilities included in rent: Water ___ Gas ___ Electric ___

Present Landlord (not related) _____ Phone _____

Address _____ City _____ State _____

Have you broken lease? YES _____ NO _____ Have you given notice? YES _____ NO _____

Have you been asked to leave or evicted? YES _____ NO _____ Reason for leaving _____

2nd Most recent rental address _____

City _____ State _____

Utilities included in rent: Water _____ Gas _____ Electric _____

Previous Landlord (not related) _____

Phone _____

Address _____ City _____ State _____

Have you broken lease? YES _____ NO _____ Have you given notice? YES _____ NO _____

Have you been asked to leave or evicted? YES _____ NO _____ Reason for leaving _____

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Primary Employer _____
Address _____ Phone _____
How long there? _____ Job Title _____
Supervisor _____ # of hours weekly _____
Gross income: Monthly \$ _____ bi-weekly \$ _____ weekly \$ _____
(please submit copy of most recent payment stub of last employment with application or it is incomplete)

Secondary Employer _____
Address _____ Phone _____
How long there? _____ Job Title _____
Supervisor _____ # of hours weekly _____
Gross income: Monthly \$ _____ bi-weekly \$ _____ weekly \$ _____
(please submit copy of most recent payment stub of last employment with application or it is incomplete)

Personal Reference:
Name _____ Phone _____
Address _____

Credit Reference:
1. Name _____ Phone _____
Address _____
Type of credit _____
2. Name _____ Phone _____
Address _____
Type of credit _____

Person to notify in emergency _____
Relationship _____
Address _____
City _____ State _____ Zip _____ Phone _____

1. Have you / anyone else applying for this unit ever been evicted? YES___ NO___
2. Have you / anyone else applying for this unit been a registered sex offender? YES___ NO___
3. Have you / anyone else applying for this unit ever been convicted of a felony? YES___ NO___
4. Have you / anyone else applying for this unit ever been convicted of ANY Drug charge YES___ NO___

If Yes to 3 or 4 when? _____ What crime was committed?

Name and Phone number of Parole Officer _____

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Before the application can be processed applicant must show acceptable form of ID. If applicant is accepted we do require a copy of this ID for your file.

There is a \$25.00 non-refundable application fee. If the application is accepted, the \$25.00 will go toward the deposit. After being accepted, the full deposit must be paid within 4 days to reserve rental. Once the full deposit is paid, none of the deposit will be returned to you if you decide not to rent the rental unit. Rent needs to be paid on the day of possession. Keys will not be given until rent is paid and utilities are in your name. _____ Initial

Misrepresentation Statement: Information and references given are truthful and accurate. Any misrepresentation will be grounds not to accept this application and application fee will not be returned. I also, by signing below, give permission for the above persons or companies to be contacted for references and release information to Wapsie Rentals, LLC for the use of applying for this rental unit including credit check, employment, references and public records.

Printed Name _____ Signature _____

Date _____

Printed Name _____ Signature _____

Date _____

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Crime Free Lease Addendum

Property: _____

In consideration of the application of the unit applying for and if accepted, the execution or renew of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows;

1. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity including drug-related criminal activity, regardless, or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including, prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardized the health safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AN IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise proved by law, proof of violation shall not require criminal conviction but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between the Owner and Resident.