



A Luxury Apartment Community

RENTAL POLICY

INCOME

- Must be at least 3.5 times rental amount.
- Total amount of personal expenditures will be a factor

CREDIT CHECK

- Credit Ratings must be 90%
- If Credit Rating is 100% positive, you may be eligible for a reduced security deposit.

PREVIOUS RENTAL HISTORY

- Resident at present address or immediate past address for no less than 6 months.
- Gave proper notice
- Paid in full on time
- No noise complaints
- Left apartment in clean orderly fashion

EMPLOYMENT

- Employed at present or immediate past employment for no less than 6 months
- Must provide bank statements and tax returns if self employed.

AGE

- Must be 18 years of age to contract for lease. (If 18 to 20 years old, must have parent co-sign)
- A cosigner is required for an applicant for any reason management feels is appropriate.

OCCUPANCY

- NO MORE THAN 2 PEOPLE IN A 1 BEDROOM
- NO MORE THAN 4 PEOPLE IN A 2 BEDROOM

PETS

- Any pet must be pre-approved by the Landlord and included in the lease agreement.

PAYMENT

- Payment of rent is always due on the first day of the month, with late charges assessed on the 3rd and each day thereafter until the rent is paid in full.
- No boats, trailers, RVs or commercial or recreational vehicles are allowed on the premises.

RENTER'S INSURANCE

- Resident must carry renter's insurance the entire length of lease.

SATELLITES PROHIBITED

NO GRILLS ALLOWED ON PROPERTY



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Nondiscrimination on the basis of race, color, sex, handicap, familial status, religion or national origin is the comprehensive policy of this company.

If an applicant is denied, exact reasons for denial will be written on the application and filed in the denied applicant's file. If applicant pays a deposit and is approved and then cancels after three business days, they forfeit deposit as damages.

Signature

Signature

Date

Date

17401 EAST US 40 HIGHWAY INDEPENDENCE,
MISSOURI 64055 PHONE (816) 373 8510 FAX (816) 373
6244 EMAIL: cliffsideapts@sbcglobal.net



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RENTAL APPLICATION

Date _____

Instructions: An application must be filled out by each potential resident. Completely fill out each blank and sign where indicated. A \$45.00, NON-REFUNDABLE, application fee is required for investigation.

PERSONAL

Applicant: _____ Co-Applicant (If Married): _____
Marital Status: Single Married (Since): _____ Divorced (Since): _____
Birth Date: _____ SS#: _____ Drivers License #: _____ State: _____
Phone Number _____

ADDRESSES

Present Address: _____ City: _____ State: _____ Zip: _____
Since: _____ Rent per Month: _____ Present Phone #: _____
Present Landlord: _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____
Is present rent up to date? Yes No Have you given notice? Yes No
Have you been asked to leave? Yes No

Previous Address: _____ City: _____ State: _____ Zip: _____
Since: _____ Rent per Month: _____ Previous Phone #: _____
Previous Landlord: _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____
Was rent up to date? Yes No Had you given notice? Yes No
Had you been asked to leave? Yes No

Previous Address: _____ City: _____ State: _____ Zip: _____
Since: _____ Rent per Month: _____ Previous Phone #: _____
Previous Landlord: _____ Phone #: _____
Address: _____ City: _____ State: _____ Zip: _____
Was rent up to date? Yes No Had you given notice? Yes No
Had you been asked to leave? Yes No

OCCUPANTS

Number to occupy unit: _____

Name	Relationship	Birth Date

Pets: Yes No If yes, give details (number, type & size) _____



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AUTOMOBILES

Make: _____ Model: _____ Color: _____
License Plate #: _____ State: _____ Lien Holder: _____
Make: _____ Model: _____ Color: _____
License Plate #: _____ State: _____ Lien Holder: _____

EMPLOYMENT

Employer: _____ Employment dates: _____
Address: _____ City: _____ State: _____ Zip: _____
What do you do? _____ Work Phone #: _____
Supervisor: _____ Phone Number: _____ Hours: _____

Previous Employer: _____ Since: _____
Address: _____ City: _____ State: _____ Zip: _____
Supervisor: _____ Phone Number: _____ Hours: _____

INCOME

Current Income: _____	Weekly	Biweekly	Monthly	Yearly
Current Income: _____	Weekly	Biweekly	Monthly	Yearly
Other Income: _____	Weekly	Biweekly	Monthly	Yearly
Source: _____				
Other Income: _____	Weekly	Biweekly	Monthly	Yearly
Source: _____				
Bank / Credit Union: _____		Account #: _____		
Bank / Credit Union: _____		Account #: _____		

REFERENCES

Relative: _____ Relationship: _____ Phone Number: _____
Address: _____ City: _____ State: _____ Zip: _____
Non-Relative: _____ Phone Number: _____
Address: _____ City: _____ State: _____ Zip: _____
Non-Relative: _____ Phone Number: _____
Address: _____ City: _____ State: _____ Zip: _____
Emergency Contact: _____ Relationship: _____ Phone Number: _____
Address: _____ City: _____ State: _____ Zip: _____



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CREDIT ACCOUNTS

Current (open) accounts including Credit Cards

Table with 5 columns: Creditor Name, Address, Account #, Payment, Current. Includes Yes/No options for current status.

Explain any "YES" answers on the back with names and details.

Form with questions: 'Has any signer ever been sued for bills?', 'Has any signer ever been sued for eviction?', 'Has any signer ever been bankrupt?', 'Has any signer ever been guilty of a felony?', 'Has any signer ever broken a lease?', 'Is the total move-in amount available now (rent and deposit)?'.

Applicant authorizes the owner to contact past and present landlords, employers, creditors, credit bureau, neighbors and any other sources deemed necessary to investigate applicant. Applicant understands that the deposit applied to an apartment will become property of Cliffside as damages if applicant does not notify the apartment property within 3 business days that they wish to cancel.

All the information is true, accurate and complete to the best of applicant's knowledge. Owner reserves the right to disqualify tenant if information is not as represented.

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.

APPLICANT SIGNATURE

DATE

Interviewer completion section with fields for Credit Report, Other Comments, Deposit, Option, Unit Applied For, Monthly Rent, Move-in Date, Lease Expires, Number Keys, Total Number of Occupants, Separate Pet Deposit, and Utilities to be paid by tenants (Gas, Electric, Water).