

CO-SIGNER

QUALIFICATION DISCLOSURE

There are several qualifying areas that at the option of the Landlord may be taken into consideration when processing an application for tenancy.

Four of which are:

**Credit
Rental References & Police Logs
Court History
Employment/Income**

If an applicant's credit is very limited and/or is non-existent, then monthly rent may be adjusted up to \$80.00 "Very limited" means no established credit or non-existent credit, and/or the applicant does not have a current major credit card such as a Visa, MasterCard, or Discover credit card. Also, an applicant's rent may be adjusted up to \$80.00 if the applicant has no rental references or rental history, and/or has no verifiable income. In the event of adverse credit or references from any applicant rent may be adjusted up to \$80.00. **GOOD CREDIT HISTORY IS THE MOST IMPORTANT IN THE APPLICATION PROCESS.** All leases less than one year shall be adjusted up an additional \$80.00 per month. If any ONE of the above listed areas is very limited, negative, and/or nonexistent, then the tenancy may be limited to a 1 or 2-bedroom apartment at the option of the landlord. Quotes are based on a one year lease. Tenant applicants who have lived in the Cedar Rapids area for less than twelve months may be considered limited.

Once turned in this application becomes the sole property of Kelley Properties, Inc.

GOOD CREDIT is an indicator of RESPONSIBLE CHARACTER and FUTURE BEHAVIOR of occupants which is even more important than timely rent payments.

Criminal history may also be taken into consideration when qualifying an applicant.

Occupancy standards are limited to 2 people per bedroom. No more than 2 adults per dwelling.

Limited applicants and/or applicants with negative backgrounds shall not be approved for more bedrooms than number of named adult occupants on application.

NO PETS.

NOT FULLY, COMPLETELY, AND TRUTHFULLY DISCLOSING ALL REQUESTED INFORMATION, SHALL BE GROUNDS FOR DENIAL. IN ADDITION, RESIDENT SHALL BE IN DEFAULT AND FACE IMMEDIATE TERMINATION OF THE LEASE IF RESIDENT HAS GIVEN ANY FALSE OR INCORRECT ANSWERS ON THE RENTAL APPLICATION.

In the event that I am making application for a vacant unit that Kelley Properties, Inc., has ready for occupancy, I understand that the rent & utilities shall begin immediately. In the event that the unit is not yet ready for occupancy the rent and utilities shall start as soon as Kelley Properties Inc. informs new tenant that the unit is ready for occupancy.

In the event that an application is approved, the Landlord may also require a deposit. Limited applicants may EACH be charged a deposit. However, the total deposit shall not exceed twice the monthly rent. Additionally, Landlord may require an acceptable Co-Signer. An acceptable co-signer is usually a parent-homeowner who lives in Iowa with good credit. An approved Co-Signer must be present during lease signing. Each application is decided on a case by case basis and is at the sole discretion of the Landlord.

Kelley Properties, Inc., Kelley & Company Realtors and its agents, owner of this property and does not represent the Tenants or Applicants.

Kelley Properties Inc. does not accept any partial payments for rent unless there is an agreement which MUST be in writing and signed by both the tenant & Kelley properties Inc.

Administrative fee of \$89.00 for one adult with a one bedroom, \$109.00 for two adults or two bedrooms, or \$119.00 for Duplexes, Three bedrooms, houses, and condominiums is due, by Cash or MasterCard/Visa to process application. IT IS SPECIFICALLY UNDERSTOOD THAT PAYMENT OF THIS FEE DOES NOT GUARANTEE APPROVAL AND IS NON-REFUNDABLE. If a co-signer is required the first co-signer application is free.

IT IS FURTHER AGREED THAT IF APPLICATION IS APPROVED AND AFTER LANDLORD ACCEPTS A RENTAL DEPOSIT, THAT BOTH LANDLORD AND TENANT ARE COMMITTED TO RENTING THE DWELLING . IT IS UNDERSTOOD AND AGREED THAT LANDLORD RESERVES THE RIGHT TO RESCIND OR AMEND WITH OR WITHOUT CAUSE ANY OFFER TO RENT UP UNTIL THE TIME A DEPOSIT IS ACCEPTED AND/OR LEASE IS SIGNED.

I have read and fully understand this disclosure. In the event that any adverse action is taken in regard to this application you may obtain a free copy of your credit report by contacting: Equifax Consumer Department 1-800-203-7843.

Applicant Signature _____

Date _____

EQUIFAX FICO Score Discount Qualifications
Lowest Applicant Score is Used

Under 600	\$80.00 Surcharge on Market Rent
680-710	\$20.00 Discount Off Market Rent
711-730	\$40.00 Discount Off Market Rent
731 & Above	\$60.00 Discount Off Market Rent

Discounts **ONLY** apply if all other background checks and credit are not limited/or negative and court records are clean except for minor traffic tickets.

Discounts are based on the tenant applicants **NOT** on the cosigner if one is required.

All applications are subject to complete denial in the event of negative background checks or excessive negative credit.

If approved with a Equifax FICO score of 690 or above Kelley Property will credit the entire application fee towards the first full months rent.

Applicant Initials: _____

Criminal history:

Have you ever been convicted or charged or pleaded guilty or "no contest" to a felony, whether or not resulting in a conviction? YES or NO

If Yes, explain: _____

Any other charges or convictions of any type except minor traffic violations? YES or NO

If Yes, explain: _____

Have you ever been evicted or refused to pay rent or has your application been denied by any other landlord? YES or NO?

If Yes, explain circumstances: _____

In the last 5 years have the police ever been called to your residence? YES or NO

If Yes, explain circumstances: _____

¹Have you ever been involved in litigation or dispute with any landlord? YES or NO

If Yes, explain circumstances: _____

I hereby authorize Kelley Properties, Inc., to whom this application is made or any credit bureau or their investigating agency employed by Kelley Properties, Inc., to investigate the reference and other data herein listing and in addition investigate my credit and financial responsibility and criminal history. It is understood and agreed that Landlord reserves the right to rescind or amend with or without cause any offer to rent up until the time a deposit is accepted. In addition, the deposit shall be forfeited if tenant does not sign lease or take possession. In the event that any adverse action is taken in regard to this application you may obtain a copy of your credit report by contacting: CSC Credit Services 652 N. Sam Houston Pkwy. Suite 325, Houston, Texas 77060 phone 1-800-203-7843.

X

Applicant's Signature Date

Administration Fee: _____
*OFFICE USE * Cash/Credit Card

Name of employee that took Application: _____
OFFICE USE



2750 First Avenue NE, Suite 230
Cedar Rapids, IA 52402
Phone: (319) 365-3156
Fax: (319) 365-3306


DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Housing Built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii)  Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (Check (i) or (ii) below):

(i) _____ Lessor has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):


(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

Tenant Initials (d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e)  Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

 5/22/2009

Lessor Date

Lessor Date

Lessee: Tenant Signature Date

Lessee: Tenant Signature Date

Agent Date

Agent Date