

M & M Klinker Apartments Rental Application

1203 28th Street S #78
Great Falls, Mt 59405

www.klinkerapts.com

Phone/Fax 406-453-8505

klinkerapts@gmail.com

General Information

Apartment Size: 1 Bed / 2 Bed **Total number of occupants:** **Desired date to move in:**

Applicant Information

Name: _____ Gender: M / F Smoker: Yes / No

Date of birth: _____ SSN: _____ Phone: _____

Current address:

City: _____ State: _____ ZIP Code: _____

Own / Rent Monthly payment or rent: _____ How long?

Reason for leaving:

Previous address:

City: _____ State: _____ ZIP Code: _____

Owned / Rented Monthly payment or rent: _____ How long?

Reason for leaving:

Employment Information

Current employer:

Employer address: _____ How long?

Phone: _____ E-mail: _____ Fax: _____

City: _____ State: _____ ZIP Code: _____

Position: _____ Hourly / Salary Wage: _____ Annual income: _____

Emergency Contact

Name of a person not residing with you:

Address:

City: _____ State: _____ ZIP Code: _____ Phone: _____

Relationship:

Co-applicant Information

Name: _____ Gender: M / F Smoker: Yes / No

Date of birth: _____ SSN: _____ Phone: _____

Current address:

City: _____ State: _____ ZIP Code: _____

Own / Rent Monthly payment or rent: _____ How long?

Reason for leaving:

Previous address:

City: _____ State: _____ ZIP Code: _____

Owned / Rented Monthly payment or rent: _____ How long?

Reason for leaving:

Co-applicant Employment Information

Current employer:

Employer address: _____ How long?

Phone: _____ E-mail: _____ Fax: _____

City: _____ State: _____ ZIP Code: _____

Position: _____ Hourly / Salary Wage: _____ Annual income: _____

References – If military, must be First Shirt or CO. If no previous landlord, provide character references (no relatives).

Current Landlord: _____ Phone: _____

Previous Landlord: _____ Phone: _____

Other Reference: _____ Phone: _____

By signing below I authorize the verification of the information provided on this form or any other methods deemed necessary by M&M Klinker Apts to evaluate my character, credit, and employment. I also authorize the release of information from references provided to disclose information to M&M Klinker Apts. I do not hold M&M Klinker Apartments or references provided responsible for any information discovered or disclosed. I understand a copy of this application is available upon request.

Signature of applicant: _____ Date: _____

Signature of co-applicant: _____ Date: _____

Disclosure and Authorization

The undersigned declare that the information on this rental application is true and correct and understand(s) that false statements may result in denial of this and any future applications for housing with M & M Klinker Apts. The undersigned do further authorize and release all persons or firms named to freely give any requested information concerning applicant, and do hereby waive all right to action for any consequences resulting from such information. By signing below, applicant authorizes the investigation and release of the information and statements contained herein, to agents for M & M Klinker Apartments and/or the owner of this property.

I further understand and agree that the M & M Klinker Apartments will rely upon this Rental Application as an inducement for entering into a rental agreement or lease. If any information proves to be untrue M & M Klinker Apartments may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorney's fees resulting there from.

You are hereby notified that a negative report will be made to your credit reporting agency if you default in or fail to fulfill the terms of your rental obligations in any way.

M & M Klinker Apartments may submit any amount past due, owing, or incurred at the time of termination of the lease/rental agreement to a Collection Agency. You may be subject to additional fees and costs allowed by law to include Court cost and attorney fees.

Beginning at the time that I tender a deposit for a property which I intend to lease/rent and M & M Klinker Apartments accepts such deposit; I agree to lease/rent the property according to the terms and conditions of the lease/rent agreement for the property according to the terms and conditions of the lease/rent agreement for that property, though not yet signed. The starting date for my occupancy of the property will be the first day the property is available for lease/rent or an agreed upon date if different from that date. I agree that the lease/rent agreement shall be in full force and effect from the time that my deposit and first months rent in full are accepted, even if the initial occupancy date is after the date that the deposit is accepted. Any monies collected are subject to refund and residency denied/terminated if applicant/tenant has any pending or on-going criminal charges that have not been resolved or disclosed prior to application/occupancy.

M & M Klinker Apartments welcomes all applicants and supports fair housing. We do not refuse housing accommodations nor in any other way discriminate based on sex, marital status, race, creed, color, religious affiliation, age, familial status, physical or mental handicap, or national origin.

We do not rent to Felons, Sexual Offenders, or Violent Offenders; by signing below I, the applicant/co-applicant, acknowledge that I/we meet or exceed these terms and conditions of tenancy.

I, the applicant/co-applicant, have read and understand the terms and conditions of this rental application.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Received by _____ Date _____

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In order for your application to be considered, you must agree to and meet the following requirements:

1. Sufficient Income - Income may be combined by multiple applicants.
2. Good Previous Rental History – We will verify rental history with two (2) previous landlords. You must provide names and telephone numbers of prior landlords. Applications will not be approved if we cannot contact your prior landlords or mortgage holder(s). If you have no previous rental history, then credit history may be used.
3. Complete Application – This four-page application must be completed in its entirety. Failure to complete the entire application can result in denial of the application.
4. Processing of applications requires a minimum of 3 business days. Applications are not pre-screened. Incomplete or falsified information merits denial (ie. If you smoke, indicate that you smoke). Applications are property of M & M Klinker Apts.
5. **We do not guarantee any unit to an applicant. Upon approval, 1st months rent and deposit must be paid to secure an apartment.**
6. When your application is approved, *rent will start accumulating from the first date that the unit is available to move in.* NO unit will be held without a paid deposit and first months rent.
7. **Deposit and 1st months rent must be in the form of a cashiers check or money order ONLY. Subsequent rent may be paid with personal check.**
8. The security deposit is refundable less \$125 mandatory professional carpet cleaning, if all terms of lease have been met including requirements on “***Required cleaning for deposit refund***” document (available from manager), rent is current and no other financial obligations are incurred during tenancy or upon vacating.
9. **PETS ARE NOT PERMITTED.** (A request for a reasonable accommodation must be made in writing prior to move in for those persons providing proper documentation of a diagnosed mental or physical disability to allow for a service animal.)
10. **After signing a lease/rental agreement with M & M Klinker, you will be held responsible for notifying the Manager, in writing 48 hours prior to change of phone number, work number or new employment.**
11. **Thirty (30) days written notice is required for termination of lease/rental agreement. Failure to provide 30 days written notice will result in forfeit of deposit.**

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Received by _____ Date _____

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RELEASE OF INFORMATION

Date: _____

To Whom It May Concern:

I, _____, understand that by signing this form I authorize the investigation and release of information in regards to my background check and previous rental history. I further understand that all persons or companies listed on my application may freely give any requested information concerning me and I waive any and all right to action for any consequences resulting from such information. This information will only be used for M&M Klinker Apartments to verify my application information in determining my pending occupancy with them.

Applicant name: _____

Date: _____

Applicant Signature: _____

Date: _____

Dan and Vicki
Managers, M&M Klinker Apartments