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**Hritz Properties**

PO. Box 28341

St. Louis, MO 63146

### Rental Application

Name (Mr./Ms.) \_\_\_\_\_

Phone number (\_\_\_\_\_) \_\_\_\_\_

Social Security Number \_\_\_\_\_

Date of Birth \_\_\_\_\_

Driver's License Number (if different from SSN) \_\_\_\_\_

**Marital Status**    Married    Separated    Widowed    Divorced    Single   How long? \_\_\_\_\_

**Reason for Moving** (check as many as apply):

Getting married    Getting divorced or separated    Nicer apartment    Lower rent    Living at home    Roommate moved    Job transfer    Moving from another area    Other (please state) \_\_\_\_\_

Present address \_\_\_\_\_ ZIP code \_\_\_\_\_ How long? \_\_\_\_\_

Landlord's name \_\_\_\_\_ Phone (\_\_\_\_\_) \_\_\_\_\_ Rent \_\_\_\_\_  wk  mo

Previous address \_\_\_\_\_ How long? \_\_\_\_\_

Landlord's name \_\_\_\_\_ Phone (\_\_\_\_\_) \_\_\_\_\_ Rent \_\_\_\_\_  wk  mo

### CHARACTER REFERENCES (other than spouse)

Name \_\_\_\_\_

Relation \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Name \_\_\_\_\_

Relation \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

### EMERGENCY CONTACT (different from above)

Name \_\_\_\_\_

Relation \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

**BANK REFERENCES**

Bank name\_\_\_\_\_

Checking Account Number\_\_\_\_\_

Address\_\_\_\_\_

Savings Account Number\_\_\_\_\_

Is your paycheck currently being garnished for any reason, including child support? YesNo Indicate amount\_\_\_\_\_

**AUTO**

Year	Make	License Number	Monthly Payment	Balance
Bank & Acct.#				

I, \_\_\_\_\_, agree to rent house/Apartment Number\_\_\_\_\_ at\_\_\_\_\_

\_\_\_\_\_ for \$\_\_\_\_\_per month/week and follow all house rules. I

understand that any false statements made herein can subject me to full prosecution under the law. I hereby give Hritz Properties, its owners and authorized agents, permission to check my credit and/or prior Residencies for purposes of approving or rejecting this rental application.

Signed:\_\_\_\_\_

Date:\_\_\_\_\_

**LEAD WARNING STATEMENT**

The house/apartment that I wish to rent was constructed prior to 1978 and therefore may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. If I am renting any apartment larger than a “zero-bedroom” apartment,

**I HAVE READ AND I FULLY UNDERSTAND** the above disclosure.

Signed:\_\_\_\_\_

Date:\_\_\_\_\_

Employed by \_\_\_\_\_ Position \_\_\_\_\_ How long? \_\_\_\_\_

Address \_\_\_\_\_

ZIP code \_\_\_\_\_ Phone(\_\_\_\_\_) \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone(\_\_\_\_\_) \_\_\_\_\_

Salary \_\_\_\_\_ ~~hr~~ ~~wk~~ ~~mo~~

Previous employer \_\_\_\_\_ Position \_\_\_\_\_ How long? \_\_\_\_\_

Address \_\_\_\_\_ ZIP code \_\_\_\_\_

Phone(\_\_\_\_\_) \_\_\_\_\_

Supervisor \_\_\_\_\_ Phone(\_\_\_\_\_) \_\_\_\_\_

Salary \_\_\_\_\_ ~~hr~~ ~~wk~~ ~~mo~~

Other income: Source \_\_\_\_\_

Amount \_\_\_\_\_ ~~wk~~ ~~mo~~

**THE FOLLOWING PEOPLE AND NO OTHERS ARE ALLOWED TO OCCUPY THE HOUSE/APARTMENT:**

Name/Birth date \_\_\_\_\_

Name/Birth date \_\_\_\_\_

Children

(Names/Birth dates) \_\_\_\_\_

(Names/Birth dates) \_\_\_\_\_

(Names/Birth dates) \_\_\_\_\_

**PETS** (Not permitted unless specified and approved by owner or manager)

Type of pet and name \_\_\_\_\_

**I UNDERSTAND** that all the above listed people must also follow all the house rules. I also understand that any company I (or we) have must also follow the same house rules.

**I UNDERSTAND** that my rent is due on the **FIRST** of each month if I pay monthly,

**If my rent is past due** and not paid by the   5  th of the month, I understand that I will be charged a late charge of \$   10   per day.

**I UNDERSTAND** that if anyone moves into the house/apartment without first obtaining the **WRITTEN CONSENT** of the owners or their management, my rent will be *increased automatically* by the sum of **\$500 per month** per person.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## **SECURITY DEPOSIT AGREEMENT**

You have paid a security deposit of \$\_\_\_\_\_ upon moving into this house/apartment. This deposit is NOT advance rent. Your deposit will be returned in full to you upon moving, provided that you present your receipt for the security deposit and that the following conditions have been met:

1. Rent and any late charges must be paid up to date.
2. House/Apartment must be thoroughly cleaned. This includes cleaning all appliances and the bathroom and carpeting, if there is carpeting. Apartment must not be damaged. ALL TRASH MUST BE REMOVED FROM THE APARTMENT.
3. Keys must be returned promptly.

If the resident fails to leave the apartment in move-in condition, reasonable charges to complete the cleaning and/or repairs shall be deducted from the security deposit.

You have NOT entered into a lease for this apartment. You must give us at least one month's notice prior to moving, as required by law.

**I UNDERSTAND AND AGREE TO THE ABOVE CONDITIONS.**

Signed: -

Date: \_\_\_\_\_

## HOUSE RULES

- ✍ All maintenance requests must be reported to the main office immediately.
- ✍ Your house/apartment must have a working smoke detector(s). It is YOUR responsibility to keep a working 9-volt battery in your smoke detector.
- ✍ You must keep your house/apartment clean. Trash must be disposed of regularly and in the proper places.
- ✍ St. Louis city code requires that apartments be heated to 65 degrees Fahrenheit during heating season. If you require a temperature much in excess of that required by code, you may not be happy in this apartment.
- ✍ If you lock yourself out of your house/apartment, there is a mandatory let-in fee. Here is the schedule of charges:
  - \$15.00 on weekdays between the hours of 8 a.m. and 7 p.m.;
  - \$25.00 on Saturday or Sunday between the hours of 8 a.m. and 7 p.m.;
  - \$25.00 between the hours of 7 p.m. and 10 p.m.; and
  - \$50.00 between the hours of 10 p.m. and 8 a.m.
- ✍ Excessive noise is NOT ALLOWED at any time.
- ✍ You are responsible for your behavior and for the behavior of your company.
- ✍ Excessive numbers of visitors are not allowed.
- ✍ Drinking, loitering and littering in public areas are STRICTLY PROHIBITED.
- ✍ Never admit anyone to the building who is not your visitor.
- ✍ No illegal drugs or any other illegal activity are allowed in or around the building.
- ✍ **I HAVE READ** the above house rules and I understand them fully. I AGREE that if I violate any of these house rules, I cannot remain in my house/apartment and I will vacate the building immediately.

Signed: -

Date: \_\_\_\_\_