

Creative Investments, LLC
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 4736 S Glenhaven, Springfield MO 65804

LEASE APPLICATION

Creative Investments LLC specializes in leasing safe, clean and affordable single-family homes in Springfield and the greater southwest Missouri area. We have been in business for over 10 years and our methods are based on the core values of service, integrity, respect, and accountability. We expect our owners, employees, contractors, and residents to share these values. Our hope is to find responsible residents that we consider our long-term business partners, someone we can count on to maintain our homes in a way that preserves major systems and provides lasting value for the both of us.

<i>Notice: Co-Applicant and/or any person who is or will be 18 years of age during the initial term of the lease must complete a separate Rental Application form. Non-Refundable processing fee of \$30 is required with application.</i>	Desired Move-in Date _____ Property Address _____ Lease Term _____ Rent _____ Date of Application _____	
PERSONAL INFORMATION		
Applicant's FULL Name _____ Date of Birth _____ Social Security No. _____ Driver's License No./State _____ (copy must be provided with application) Cell Phone # _____ Email _____		
<i>Landlord does not discriminate on the basis of being a member of any protected class as designated by Federal, State or Local Laws.</i>		
Full Names Of All Other Residents:	Relationship To You:	Date Of Birth
How Many Pets Do You Or Other Occupants Own? * _____ Kind Of Pet(s), Breed, Weight and Age _____		
<p><u>*Notice: Pet Restrictions Apply.</u> No dogs with a history of aggression are allowed. Please ask for more information on pet restrictions, breed restrictions, pet fees, etc. Anyone harboring an unauthorized pet may be subject to fines and/or found in violation of the lease agreement thereby jeopardizing residency and subject to damage charges.</p> <p>Service/Companion animals are permitted with proper verification from medical authorities. Please provide Service/Companion Animal Verification and submit it with your application.</p> <p><u>Notice: No Smoking Policy.</u> Homes owned by Creative Investments have a strict no smoking policy. Anyone found smoking in the home may be subject to fines and/or found in violation of the lease agreement thereby jeopardizing residency and subject to damage charges.</p>		

RESIDENCE HISTORY – 5 Years history (use back if necessary)

PRESENT ADDRESS

Street City/State/Zip
Dates: From _____ To _____
Present Landlord or Mortgage Co. _____ Landlord's Phone (____) _____
Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS

Street City/State/Zip
Dates of Residency at this Address: From _____ To _____
Landlord or Mortgage Co. _____ Telephone (____) _____
Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS

Street City/State/Zip
Dates of Residency at this Address: From _____ To _____
Landlord or Mortgage Co. _____ Telephone (____) _____
Monthly Payment \$ _____ Reason for Moving _____

EMPLOYMENT INFORMATION – 5 Years history (use back if necessary)

PRESENT STATUS: Employed Full-Time Part-Time Not Employed Retired Student

PRESENT EMPLOYER: (or most recent) _____

Employer's Address _____
Telephone (____) _____ Dates Employed: From _____ To _____
Position Held _____ Department _____
Supervisor _____ Gross Monthly Income \$ _____

PREVIOUS EMPLOYER: _____

Employer's Address _____
Telephone (____) _____ Dates Employed: From _____ To _____

PREVIOUS EMPLOYER: _____

Employer's Address _____
Telephone (____) _____ Dates Employed: From _____ To _____

IF STUDENT, LIST SCHOOL: _____ School Telephone (____) _____

If there are other sources of income you would like us to consider, please list income, source and person (Banker, Employer, Etc.) who we could contact for confirmation.

*You do NOT have to reveal alimony, child support or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Per _____ Source _____ Telephone (____) _____

BANKING AND CREDIT REFERENCES			
YOUR BANKS	City-State/Branch	Acct. Number & Type	Telephone
1)			
2)			
Your Credit References	City-State	Acct. Number	Telephone
1)			
2)			
3)			
Personal References (non-related)		Personal References (family-related)	
1)	() -	1)	() -
2)	() -	2)	() -
3)	() -	3)	() -

OTHER INFORMATION			
Total Number of Vehicles (Including Company Vehicles) _____			
Make/Model _____	Year _____	Color _____	Tag No./State _____
Make/Model _____	Year _____	Color _____	Tag No./State _____
Other Car, Motorcycle, etc. _____			
Do you have any home repair experience? _____		Do you own basic tools? _____	
HAVE YOU OR CO-APPLICANT(S) EVER:		Been sued for non-payment of rent? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Been evicted or asked to move out? <input type="checkbox"/> Yes <input type="checkbox"/> No		Broken a rental agreement or lease? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Been sued for damage to rental property? <input type="checkbox"/> Yes <input type="checkbox"/> No		Declared Bankruptcy? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Been convicted of or pleaded no contest to a felony? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Been convicted of or pleaded no contest to a misdemeanor involving sexual misconduct? <input type="checkbox"/> Yes <input type="checkbox"/> No			
(You may use the back to explain circumstances of the above situations if desired.)			
In Case of Personal Emergency, Notify: _____		Relationship _____	
Address _____		Home Phone (____) ____ - _____ Work Phone (____) ____ - _____	

AUTHORIZATION	
<p>I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application I warrant that all statements above set forth are true.</p>	
<p>I hereby pay \$30 as an application fee. In the event this application is approved and accepted, I agree to execute a lease before possession is given and to pay the security deposit at the time of lease execution. If the application is approved and accepted and I refuse to enter into lease agreement for the period of time called for in the application, the sum received shall be retained by the owner as liquidated damages. This agreement shall in no way bind the owner to accept this application for tenancy; the acceptance or rejection of the application as a tenant shall remain with the sole discretion of the owner.</p>	
<p>In the event I execute a lease for the property I also agree to maintain sufficient property damage and liability insurance to fulfill my responsibility under the lease and to have the utilities turned on in the premises under my name prior to taking occupancy after the lease has been signed.</p>	
<p>I authorize you to contact any references that I have listed. I also authorize you to obtain my consumer credit report from your credit-reporting agency and periodically re-run this check at any time in the future to verify the truth and accuracy of any information given on this application.</p>	
APPLICANT'S SIGNATURE _____	DATE _____