

WYANDOTTE PROPERTY MANAGEMENT

Turtle Hill Estates

RENTAL RESIDENTIAL APPLICATION

PLEASE REVIEW RULES AND REQUIREMENTS BEFORE COMPLETING THE APPLICATION.

Note: This is not a complete list of rules and requirements.

APPLICATION. Application is good for 90 days. Applications can be delivered or mailed to Wyandotte Property Management at 15 Turtle Drive, Wyandotte, OK 74370. (WTOK Long Building)

SECURITY/CLEANING DEPOSIT. Security/Cleaning deposit of \$650 for two bedroom units; \$800 for three bedroom units and first month's rent is due before or at time of possession.

BACKGROUND CHECK. Applicant and Co-Applicant must agree to background check. Applicant and Co-Applicant must include a signed *Justifacts Authorization to Conduct Background Investigation* form with completed application. Applications will not be accepted without background check forms.

Summary of information verified by background check:

- Social Security Number
- Wants/Warrants
- National Crime Database
- Sentinel Watchlist
- Federal, State and County Criminal Search
- Credit Report (Will not affect credit score)

CREDIT SCORE. Applicant and Co-Applicant credit score must be 500 or higher.

PHOTO IDENTIFICATION. A copy of photo identification for all applicants must be submitted with this application.

LEASE TERM. Lease shall be for a term of one year.

NON-SMOKING PROPERTY. TENANTS agrees and shall ensure that all family members, guests or invitees understand that any smoking, vaping or any use of e-cigarettes in this rental property is considered a default and negligence, and/or improper use by the TENANTS and may result in legal and/or financial penalty to the TENANTS if it occurs. TENANTS understand that the cost of any damage, including but not limited to: carpet replacement, painting, duct cleaning, curtain and/or fabric treatment or replacement, or the removal of any stains which occur as a result of smoking will be the direct responsibility of the TENANTS executing this agreement. If evidence of smoke damage and/or smell is detected or discovered during the tenant's occupancy or at the move out inspection, in addition to all costs of removing said damages. Tenant shall be liable for a fine of \$500.00.

NO PETS ALLOWED. No pets of any kind for any reason at any time are allowed on the premises or in the unit. Violation is cause for the issuance of an eviction notice.

ACCESS TO THE PREMISES. Landlord reserves the right to access the Premises by a designated representative at any and all reasonable times for purposes including but not limited to: Annual inspections, Periodic inspections, Inspections at the time of vacating the Premises, Repairs and Maintenance, and Emergency situations.

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RENTAL RESIDENTIAL APPLICATION

SECTION 1 RENTAL PROPERTY

Rental Property Type Preference: ___ 2 Bedroom ___ 3 Bedroom Requested Lease Start Date _____

SECTION 2 PRIMARY APPLICANT

First Name _____ Middle _____ Last Name _____ Phone _____

Email Address _____ If Wyandotte Nation Citizen Enrollment No. _____

Mark all that apply: ___ Evicted or Required to leave a rental property ___ Sued for non-payment or damages
___ Filed for Bankruptcy ___ Convicted of a felony ___ Required to register as a sex offender ___ User or Convicted
of controlled substance If marked any of the above, please explain _____

RESIDENCE HISTORY FOR PAST TWO YEARS

Present Address _____ Own ___ Rent ___ Monthly Pmt. _____

How long: ___ Years ___ Months Landlord Name _____ Contact Number _____

Reason for Leaving _____

Previous Address _____ Own ___ Rent ___ Monthly Pmt. _____

Dates of Residence: from ___ / ___ / ___ to ___ / ___ / ___ Landlord Name _____ Contact No. _____

Reason for Leaving _____

EMPLOYMENT HISTORY FOR PAST 5 YEARS

Current Employer _____ Address _____ Phone _____

Position _____ How long: ___ Years ___ Months Gross Monthly Income _____

Previous Employer _____ Address _____ Phone _____

Position _____ Employed: from ___ / ___ / ___ to ___ / ___ / ___ Gross Monthly Income _____

Previous Employer _____ Address _____ Phone _____

Position _____ Employed: from ___ / ___ / ___ to ___ / ___ / ___ Gross Monthly Income _____

Other Income _____ Amount _____

PERSONAL REFERENCES

List two personal references. NO RELATIVES. They must be available by phone between 8am-5pm Monday-Friday.

Name _____ Relationship _____ Contact No. _____

Name _____ Relationship _____ Contact No. _____

EMERGENCY CONTACT Must not be living in residence

Name _____ Contact No. _____ Relationship _____

SECTION 3 CO-APPLICANT INFORMATION

First Name _____ Middle _____ Last Name _____ Phone _____

Email Address _____ If Wyandotte Nation Citizen Enrollment No. _____

Mark all that apply: Evicted or Required to leave a rental property Sued for non-payment or damages
 Filed for Bankruptcy Convicted of a felony Required to register as a sex offender User or Convicted
of controlled substance *If marked any of the above, please explain* _____

RESIDENCE HISTORY FOR PAST TWO YEARS

Present Address _____ Own Rent Monthly Pmt. _____

How long: _____ Years _____ Months Landlord Name _____ Contact Number _____

Reason for Leaving _____

Previous Address _____ Own Rent Monthly Pmt. _____

Dates of Residence: from _____ / _____ to _____ / _____ Landlord Name _____ Contact No _____

Reason for Leaving _____

EMPLOYMENT HISTORY FOR PAST 5 YEARS

Current Employer _____ Address _____ Phone _____

Position _____ How long: _____ Years _____ Months Gross Monthly Income _____

Previous Employer _____ Address _____ Phone _____

Position _____ Employed: from _____ / _____ to _____ / _____ Gross Monthly Income _____

Previous Employer _____ Address _____ Phone _____

Position _____ Employed: from _____ / _____ to _____ / _____ Gross Monthly Income _____

Other Income _____ Amount _____

PERSONAL REFERENCES

List two personal references. NO RELATIVES. They must be available by phone between 8am-5pm Monday-Friday.

Name _____ Relationship _____ Contact No. _____

Name _____ Relationship _____ Contact No. _____

SECTION 4 OTHER INFORMATION

List additional occupants other than Applicant and Co-Applicant. Tenant responsible to keep up to date.

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

No other individuals shall occupy the premises other than those named above.

Do you have Tenant's Homeowners Insurance Coverage? ____ Yes ____ No

If yes, Name of your Insurance Company _____

Vehicle Information Tenant responsible to keep up to date.

Year ____ Make _____ Model _____ Color _____ Tag No. _____ State _____

Year ____ Make _____ Model _____ Color _____ Tag No. _____ State _____

SECTION 5 APPLICANT(S) ACKNOWLEDGEMENT/AGREEMENT AND AUTHORIZATION

Applicant(s) represents that all of the above statements are true and complete and authorizes verification of all of the above information by all means available, including employment, personal references, credit records, public records, current and previous property owners and criminal records by the Owner and/or Owner's Agent. Applicant(s) authorizes all parties from whom such information is requested to release the information without giving me prior notice of such. I hereby release and agree to hold harmless the Owner, Owner's Agent and all parties requesting or releasing such information from any and all claims, demands or liabilities arising out of or related to the investigation and release of such information.

Applicant(s) acknowledges that false information may constitute a breach of the lease entitling the Owner, at the Owner's option, to terminate the Lease and demand you vacate the Property. Further, Applicant(s) expressly authorizes Owner and/or Owner's Agent (including a collection agency) to obtain Applicant(s) consumer credit report, which Owner and/or Owner's Agent may use if attempting to collect past due rent payments, late fees, or other charges from Applicant(s) both during the term of the Lease and thereafter.

Applicant(s) also understands and agrees that this application will be retained by Owner and/or Owner's Agent whether or not approved. Applicant(s) understands and agrees that, in the future upon request, the Owner and/or Owner's Agent will release information concerning the Owner's experience with Applicant(s) as an Applicant/Tenant(s).

Applicant's Signature

Co-Applicant's Signature

Applicant's Name Printed

Co-Applicant's Name Printed

Date

Date

Internal Use Only:

Date Application Received _____

Justifacts form Received ____ Applicant ____ Co-Applicant