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House Lease Application and Background Information

Miller-Lehto Farm Properties

208-308-1488 FAX 734-747-9712 Email: jim@millerengineering.com

(Please provide completed application in person, by email, or Fax)

When do you wish to move in? _____

How long would you like to lease? _____

How many adults over 18 will reside? _____

How many children under 19 will reside? _____

If you are a couple, are you legally married? _____

Whose name(s) will the lease be in? _____

Will you pay rent by cash, money order, check or PayPal? _____

Do we have permission to contact the persons or organizations you have listed below for references? _____

ADULT #1 Resident

Name _____

SS# or _____

Drivers License# _____

Telephone _____

Current Address _____

Current Landlord _____

Telephone _____

Length of stay at this address _____

Most Recent Employer _____

City _____

Telephone _____

How Long at Job _____

New Employer if new to area _____

City _____

Telephone _____

Current Bank and Branch _____

Do you have a checking account? _____

Name any other person you wish to use as reference; Please give name, telephone and how they know you _____

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ADULT #2 Resident

Name

SS# or

Drivers License#

Telephone

Current Address

Current Landlord

Telephone

Length of stay at this address

Most Recent Employer

City

Telephone

How Long at Job

New Employer if new to area

City

Telephone

Current Bank and Branch

Do you have a checking account?

Telephone

Current Bank and Branch

Do you have a checking account?

Bank Branch

Name any other person you wish to use as reference; Please give name, telephone and how they know you _____

ANIMALS/PETS: (Whether we allow indoor or outdoor pets depends on the property.)

Requesting to have animal/pet onto on property? _____

If so, what type and size? _____

Indoor or exclusively outdoor? _____

Enclosed pen or loose? _____

(Individual pets must be approved; if approved, liability insurance is necessary.)

Some General Conditions For Rental Properties

Required: First & Last Month plus Damage

1. Deposit to Hold is at least \$200.00 to be applied to damage deposit
2. Total Damage Deposit \$\$500.00 due before move in

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3. First and Last Month Rent Required before move-in
4. Total required before move-in First + Last + Damage + Pet Fees

Pets/Animals

5. Approved indoor Pets require non-refundable \$200 payment for special cleaning
6. Outdoor farm animals are permitted. Tenant is responsible for any damages. Landlord is to be informed of what kind and how many animals will be on premises. Renter's insurance covering animal damages required for any animals on premise.
7. Lease is terminated if pets are inside or renegotiated with additional \$200.00 non-refundable payment.
8. Outdoor dogs (and rooster chickens) are special problems in small communities. Outdoor dogs must be non-barking, de-barked, or have shock collars. Outdoor dogs loose without adult supervision must be penned or restrained. (Numerous small children and retired adults utilize our roads. Cattle are in nearby fields. Previous tenants have been sued for animal threats/injury/damage.)
Renter/liability insurance is mandatory.

Prompt Payment Termination of Lease for Late Payments

8. Payments are due or postmarked by the 1st of month
9. Payments postmarked after 5th are charged a \$50.00 late fee
10. Lease is Terminated if payment is not received by 20th of month.
11. Tenant is to vacate house at end of current late month and last month's rent will be applied to current month.
12. House will be advertised for rent about 20th of month
13. Tenant gives permission for house to be shown to prospective new tenants beginning 25th of current late month.
14. Tenant agrees that all utilities can be discontinued as of first of subsequent month.
15. House will be available for new tenant beginning first of subsequent month.
16. Failure to vacate house at end of current late month will result in a \$50.00 per day assessment.