



9630 GRAVOIS, ST. LOUIS, MO 63123
 (314) 631-3306 Fax (314) 631-6680
 www.decarealty.com



RENTAL / LEASE APPLICATION

APPLICATION FEES ARE NON-REFUNDABLE
 \$35.00 Application Fee / \$35.00 for each additional applicant
EXACT AMOUNT REQUIRED

OFFICE USE ONLY:	
Date Received: _____	App Fee Paid \$ _____
Rent \$ _____ SD \$ _____	Special: _____
Date SD Paid: _____	Amount \$ _____
COMMENTS: _____	

PROPERTY ADDRESS: _____ **ZIP CODE:** _____

HOW DID YOU FIND THIS PROPERTY/ ADVERTISEMENT?: _____

APPLICANT:

Name: Last, First, Middle I. _____ Maiden Name _____

Driver's License # _____ Driver's License State _____

Social Security Number _____

Date of Birth _____ Home Phone _____

Work Phone _____ Cell Phone _____

e-mail: _____

Current Address: _____

City _____ State _____ Zip _____

Time at this address _____ Monthly Rent _____

Landlords Name _____ Phone _____

Reason for Moving _____

Previous Address: _____

City _____ State _____ Zip _____

Time at this address _____ Monthly Rent _____

Landlords Name _____ Phone _____

Reason for Moving _____

Current Employer _____ Date of Hire _____

FT / PT _____ Position _____

Supervisor _____ Phone _____

Gross Income / Paid Weekly - Bi-Weekly - Monthly

CO-APPLICANT / CO-SIGNOR:

Name: Last, First, Middle I. _____ Maiden Name _____

Driver's License # _____ Driver's License State _____

Social Security Number _____

Date of Birth _____ Home Phone _____

Work Phone _____ Cell Phone _____

e-mail: _____

Current Address: _____

City _____ State _____ Zip _____

Time at this address _____ Monthly Rent _____

Landlords Name _____ Phone _____

Reason for Moving _____

Previous Address: _____

City _____ State _____ Zip _____

Time at this address _____ Monthly Rent _____

Landlords Name _____ Phone _____

Reason for Moving _____

Current Employer _____ Date of Hire _____

FT / PT _____ Position _____

Supervisor _____ Phone _____

1 Gross Income / Paid Weekly - Bi-Weekly - Monthly

APPLICANT CONTINUED

Previous Employer

Supervisor Phone

Position / Date of Hire / Termination Date

Other source of Income(SSI/child support/rental aid)

Account Balance Checking/Savings

Vehicles / Year / Model / License

Personal References / Name / Address / Phone

Have you ever filed for bankruptcy? Yes/No
if yes: date filed:_____

Have you ever been evicted? Yes/No

Emergency Contact / Name Phone

Address

Military Duty Yes/No

Transfer expected Yes/No

Ending / Separation Date

Do you have a waterbed? _____ Yes / NO

CRIMINAL HISTORY

Have you ever been convicted of or pleaded guilty or "no contest" to a felony or misdemeanor (whether or not resulting in a conviction) ? _____ Yes / No

Applicant

_____ Yes / No

Co-Applicant

If Yes, please provide details on the charge, date of plea or guilty finding, and disposition: _____

Note: PETS ARE PERMITTED ONLY AT HOMEOWNER'S DISCRETION, A PET DEPOSIT WILL BE REQUIRED.

Do you have any pets? _____ # of pets:___ Type: _____ Breed:_____

OCCUPANT INFORMATION

The following person(s) will be living in the premises applied for:_____

Have any of your children been diagnosed with high lead levels in their blood? _____ Yes / No

If yes, when? _____

CO-APPLICANT / CO-SIGNOR CONTINUED

Previous Employer

Supervisor Phone

Position / Date of Hire / Termination Date

Other source of Income(SSI/child support/rental aid)

Account Balance Checking/Savings

Vehicles / Year / Model / License

Personal References / Name / Address / Phone

Have you ever filed for bankruptcy? Yes/No
if yes: date filed:_____

Have you ever been evicted? Yes/No

Emergency Contact / Name Phone

Address

Military Duty Yes/No

Transfer expected Yes/No

Ending / Separation Date

**CONSUMER AUTHORIZATION TO OBTAIN
CONSUMER REPORT**

"I hereby authorize Deca Realty Co. to obtain a consumer report, and any other information it deems necessary for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization. In connection with an update, renewal, extension or collection with respect or in connection with the rental or lease of a residence for which application was made. I hereby expressly release Deca Realty Co., Property Manger, Agent, Owner and any procurer or furnisher of information, form and liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limiation, various law enforcement agencies." The below signed agrees that this application shall remain the property of Deca Realty Co. and the firm to whom this application is made. The below signed further recognizes that Deca Realty Co., in its investigation procedures, does not consider any information obtained, through its investigation, to be confidential and a full disclosure of pertinent facts may be made to the Landlord and other decision making parties.

It is understood that anyone living at said premises without being listed above is cause for immediate termination of tenancy. I further understand and agree to the following provisions:

- 1.) Owner or agent will not be liable for damages or injury to tenants or tenants guests or tenants possessions caused by water, rain, snow, frost, fire, storm, or accidents, or by leakage or stoppage of water, gas, electric and sewer utilities. Renters insurance is highly recommended.
- 2.) Late charges are applied to rental accounts in the following manner. Rent after five days accrues a minimum of \$15.00 late charge per month, unless otherwise stipulated in your lease agreement.
- 3.) Security Deposits for APARTMENTS OR HOUSES are non-refundable if lease is not executed with rental payments commencing within 30 days.
- 4.) Application fees are not refundable.
- 5.) In no event shall security deposits be used by tenants as any part of rent. Missouri Landlord and Tenant Act, Chapter 441 and 535 RsMo states that a tenant may not apply or deduct any portion of the security deposit in payment of rent.
- 6.) Any violations of the above agreements will result in forfeiture of security deposit.
- 7.) I (we) have been provided a copy of the Missouri Broker Disclosure form from Deca Realty Co., Inc. as required by the Missouri Real Estate Commission Statues and Rules 4 GSR 250-8.097.
- 8.) NOTICE: By signing this application, you declare that all of your responses are true and complete and authorize Deca Realty Company, Inc. to verify this information. Any false statement on this application can lead to rejection of your application or immediate termination of your lease.

AGREED TO THIS _____ DAY OF _____, 2017

Applicant

Co-Applicant / Co-Signor

**The following items must be submitted with an application for verification purposes.
Submission of these items will help expedite the application process.**

- 1) COPY OF DRIVERS LICENSE OR STATE PICTURE ID**
- 2) COPY OF SOCIAL SECURITY CARD**
- 3) COPY OF CERTIFICATION OF AWARD LETTER (i.e. Disability income)**
- 4) COPY OF PAYROLL RECEIPT FOR PREVIOUS MONTH**
- 5) IF SELF EMPLOYED, A COPY OF YOUR TAX RETURN**

Some items above duplicate others so it is not necessary to supply both. For example, if the driver license number is the same as your social security number, we will not need a Social Security Card.

We appreciate your cooperation.

THANK YOU, DECA REALTY COMPANY

N:\000 All Deca Files\Application Process\Rental Application