



# RENTAL APPLICATION

**Please Mail or Deliver to:**

Brandon Kats  
PO Box 25  
311 9th St  
Sheldon, IA 51201  
Info@RentSheldon.com



RentSheldon.com

Each adult or married couple is required to fill out an application.

Address of property \_\_\_\_\_ Sheldon, IA 51201 Rent \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_  
Requested move date \_\_\_\_/\_\_\_\_/\_\_\_\_ Number of months requested 12+  6+  1+  (12 or less additional fees apply)

### PERSONAL INFORMATION

First \_\_\_\_\_ Middle \_\_\_\_\_ Last \_\_\_\_\_ SSN# \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ DOB \_\_\_\_/\_\_\_\_/\_\_\_\_  
Phone (\_\_\_\_) \_\_\_\_\_ Will you have any animals? Yes  No  If yes give details \_\_\_\_\_  
Dependents Names #1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_ #4 \_\_\_\_\_  
Dependents DOB #1 \_\_\_\_/\_\_\_\_/\_\_\_\_ #2 \_\_\_\_/\_\_\_\_/\_\_\_\_ #3 \_\_\_\_/\_\_\_\_/\_\_\_\_ #4 \_\_\_\_/\_\_\_\_/\_\_\_\_

### PREVIOUS RENTAL INFORMATION

Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rent \$ \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
Moved In \_\_\_\_/\_\_\_\_/\_\_\_\_ Moved Out \_\_\_\_/\_\_\_\_/\_\_\_\_ Reason for Leaving \_\_\_\_\_  
Owner/Agent \_\_\_\_\_ Owner/Agent Phone (\_\_\_\_) \_\_\_\_\_  
Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rent \$ \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
Moved In \_\_\_\_/\_\_\_\_/\_\_\_\_ Moved Out \_\_\_\_/\_\_\_\_/\_\_\_\_ Reason for Leaving \_\_\_\_\_  
Owner/Agent \_\_\_\_\_ Owner/Agent Phone (\_\_\_\_) \_\_\_\_\_  
Previous Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Rent \$ \_\_\_\_\_ Deposit \$ \_\_\_\_\_  
Moved In \_\_\_\_/\_\_\_\_/\_\_\_\_ Moved Out \_\_\_\_/\_\_\_\_/\_\_\_\_ Reason for Leaving \_\_\_\_\_  
Owner/Agent \_\_\_\_\_ Owner/Agent Phone (\_\_\_\_) \_\_\_\_\_

### EDUCATION & EMPLOYMENT INFORMATION

Total income (after taxes) last year? \$ \_\_\_\_\_ Employment Status:  Full Time  Part Time  Student  Unemployed  
Completed Education  Grade School  High School  Trade School  Associate Degree  Bachelor Degree  Masters  
Current Employer \_\_\_\_\_ Date started \_\_\_\_/\_\_\_\_/\_\_\_\_ Position \_\_\_\_\_  
Supervisor Name \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ Salary \$ \_\_\_\_\_ per \_\_\_\_\_  
Previous Employer \_\_\_\_\_ Date started \_\_\_\_/\_\_\_\_/\_\_\_\_ Position \_\_\_\_\_  
Supervisor Name \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ Salary \$ \_\_\_\_\_ per \_\_\_\_\_  
Date left \_\_\_\_/\_\_\_\_/\_\_\_\_ Reason for leaving \_\_\_\_\_  
Previous Employer \_\_\_\_\_ Date started \_\_\_\_/\_\_\_\_/\_\_\_\_ Position \_\_\_\_\_  
Supervisor Name \_\_\_\_\_ Phone (\_\_\_\_) \_\_\_\_\_ Salary \$ \_\_\_\_\_ per \_\_\_\_\_  
Date left \_\_\_\_/\_\_\_\_/\_\_\_\_ Reason for leaving \_\_\_\_\_

### OTHER INFORMATION

Do you pay child support or alimony? Yes  No  If yes give details \_\_\_\_\_  
Have you had 2 or more late rental payments in the past year? Yes  No  If yes give details \_\_\_\_\_  
Have you ever been evicted? Yes  No  If yes give details \_\_\_\_\_  
Have you ever had a landlord or creditor sue you? Yes  No  If yes give details \_\_\_\_\_  
Have you ever owed money to a collection agency? Yes  No  If yes give details \_\_\_\_\_  
Have you ever declared bankruptcy? Yes  No  If yes give details \_\_\_\_\_  
Have you ever been convicted of a felony? Yes  No  If yes give details \_\_\_\_\_  
Do you have a Driver's License? Yes  No  DL# \_\_\_\_\_ State \_\_\_\_\_ Expires \_\_\_\_/\_\_\_\_/\_\_\_\_  
Do you have a Vehicle? Yes  No  Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_ License Plate \_\_\_\_\_  
Additional Information \_\_\_\_\_

### REFERENCES

Personal Reference \_\_\_\_\_ Phone(\_\_\_\_) \_\_\_\_\_ Relationship \_\_\_\_\_  
Personal Reference \_\_\_\_\_ Phone(\_\_\_\_) \_\_\_\_\_ Relationship \_\_\_\_\_  
Emergency Contact \_\_\_\_\_ Phone(\_\_\_\_) \_\_\_\_\_ Relationship \_\_\_\_\_

I authorize an investigation of my credit history, tenant history, and employment history for the purposes of renting a house, apartment, or duplex from this owner/manager. I understand that any information collected will be used solely for the purpose of determining eligibility of property rental. I recognize that as a part of the procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics, and mode of living. I agree that the rent and deposit amounts are for a 12-month rate and prior to moving out I will provide a written 30-day notice to the landlord at the street address listed above. I understand that if I move out before 12 months has elapsed, or do not provide a written 30-day notice to the landlord, I will forfeit any and all deposit. I agree that animals are not allowed, unless pre-approved in writing and if I break this agreement, I will be charged \$200 per month, per animal and forfeit my deposit. I agree that the rent is to be payable, in full, on the 1st day of each month in advance. If I do not pay the rent in full by the 1<sup>st</sup> of the month I agree to pay the landlord a late fee of \$12/day (max of \$60) if the rent is less than \$700, or if the rent is \$700 or more I agree to pay the landlord a late fee of \$15/day (max of \$100) and I understand that any payments made will first be applied to late fees or any other fees due from previous months before they are applied to the current month. I agree to maintain a renter's insurance policy, paid 1 year in advance, with Landlord listed as an "Additional Insured" party and provide proof of insurance delivered to Landlord's address above. I agree to maintain any smoke detectors, carbon monoxide detectors & fire extinguishers by replacing the batteries, as needed, or notifying Landlord for repair or replacement. I agree to maintain the yard, keeping it free of any trash, debris, or branches as well as keeping all grass or weeds no longer than 5 inches long. I agree to maintain all sidewalks & driveways & to remove snow & ice within 24 hours of any snowfall, freezing rain, sleet, or other precipitation that may cause them to be slippery. I agree to maintain all plumbing & drains & understand that Landlord is not responsible for clogged pipes, drains, toilets or sewer lines. I agree to use a lint trap on the drain hose from any washing machine used. I agree to maintain all electrical circuits, fuses, & circuit breakers & agree that any electrical overload & consequences thereof, are my responsibility. I agree to maintain all appliances & agree that the Landlord will not repair or replace any refrigerator, range, dishwasher, microwave, water softener, sump pump, window air conditioner, or any other appliance if it has not been properly maintained. I agree that Landlord does not supply, or maintain, laundry washing machines & dryers, under any circumstances, even those left behind by previous tenants. I agree to maintain all windows & window treatments & repair or replace any damaged or broken windows & window treatments before vacating the property. I agree to maintain the furnace & air conditioning systems and to replace the furnace filter every 90 days. I agree to keep the premises properly heated to avoid damage to plumbing & plumbing fixtures caused by frozen water. I agree to notify the Landlord if I will be absent for more than 72 hours during the 5 months of November-March so that Landlord can check the premises to ensure heat is running. I agree to maintain rain gutters & downspouts by keeping them free of leaves & other debris so that rainwater is properly drained away from premises. I agree to maintain the sump pump and ensure it is running as needed to avoid a flooded basement and damage to the furnace, water heater, electrical, foundation etc. I agree to check the basement daily for flooding if 1" or more of rain has fallen within 7 days. I agree to keep the premises free from all pests including ants, roaches, flies, mosquitos, bedbugs, mice, rats, rodents and any other pests. I agree to hire a professional exterminator if the premise becomes infested by any pests, excluding termites. If I violate any conditions of this paragraph, the Landlord will perform maintenance & will hold me responsible for cost of said maintenance, billed at a rate of \$50 per hour (Minimum of 1 hour) plus any & all material costs. In cases where maintenance must be performed by a third party, I am responsible for the cost of all material & labor billed to Landlord by the third party plus a 10% management fee. I understand that the deposit must be paid in full before I am given possession and that rent is only applied after the full deposit has been paid. I agree to have all utilities in my name before moving in. I agree to act in a respectful manner to my neighbors and to not engage in any illegal activity and/or drug use.

I certify that the above information is true and correct and I understand and agree to these terms and conditions.

\_\_\_\_\_  
Tenant Print Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord Print Name

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Date