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MINI STORAGE RENTAL APPLICATION

APPLICANT NAME: _____

PROPERTY & UNIT ADDRESS: _____

RENTING POLICIES & PROCEDURES

FLR Partnership, LLP - dba Real Estate Management Group

Real Estate Management Group thanks you for looking to us for assistance with your storage needs. The owners of the properties we manage and their tenants include our co-workers, employees, neighbors, family and friends. Therefore, we feel an obligation to ensure that properties managed by Real Estate Management Group are rented and maintained in a manner that protects the quality of the dwellings and of the neighborhoods where our tenants reside. For this reason, Real Estate Management Group utilizes a thorough screening process of all applicants for tenancy based on a set of objective criteria listed below.

A photo ID will be requested at the time you submit your application.

In order for an Applicant to be considered for tenancy, the Applicant must meet the following minimum requirements.

1. **Complete Application** - This six-page application must be completed in its entirety. Failure to complete the entire application may delay processing or result in a denial of the application. Complete applications will be processed in the order in which received.

Incomplete or falsified applications may be rejected without further notice. All applications submitted become the property of Real Estate Management Group.

If your application is approved and your move-in date is not immediate, a security deposit and first month's rent will be collected in advance. **THE SECURITY DEPOSIT AND FIRST MONTH'S RENT MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER.** Subject to the terms and conditions of your Rental Agreement, the Security Deposit is fully refundable within 30-days of move-out, depending upon the condition of the unit (in terms of damage and cleaning), balance of unpaid rent due and/or any other unpaid financial obligations owing at the time of departure.

DISCLOSURE AND AUTHORIZATION

The undersigned Applicant declares that the information contained in this Rental Application is true, complete and correct, and understands and agrees that any false statements or representations identified herein may result in rejection, without further notice, of this and any future applications for tenancy in housing managed by Real Estate Management Group. The undersigned specifically authorizes and directs any and all persons or entities named by Applicant herein to receive, provide, and exchange with Real Estate Management Group, it's principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my personal and employment references, and my rental history. I hereby waive any right of action now or hereafter accruing against any person or entity as a consequence of the release or exchange of such confidential information. By my signature below, I authorize the investigation and release of any and all information pertaining to the statements and representations contained herein, including but not limited to release of my confidential credit report to Real Estate Management Group, it's principals and/or the owner(s) of any property which I am applying to occupy.

I further understand and agree that REMG will rely upon this Rental Application as an inducement for entering into a rental agreement or lease of real property and I warrant that the facts, matters and information contained in this Application are true, complete and

correct to the best of my knowledge and belief. If any facts subsequently prove to be untrue or inaccurate in the sole discretion and determination of Real Estate Management Group, REMG may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorney's fees resulting therefrom. The Rental Application and Third Party Guaranty are an integral part of the rental agreement and will be used in conjunction with all legally binding documents and/or agreements. After executing a rental agreement ("lease") with Real Estate Management Group, I understand that I am responsible for reporting any changes in the personal information contained herein, including but not limited to change of name, phone number(s), financial and employment information within 48 hours.

I understand that Real Estate Management Group reserves the right, in its sole discretion, to report to national credit reporting agencies my failure to fulfill any of the terms of any rental agreement subsequently executed by me, including any amendments, renewals or extensions thereof. Subsequent consumer credit reports may be obtained and utilized under this authorization in connection with any update, renewal, modification, or extension of any Rental Agreement including any amendments thereto or regarding any collection matter pertaining to, arising from or in conjunction with, the rental or lease of a residence for which application was made.

Beginning at the time that I tender a deposit for a property which I intend to lease, and REMG accepts such deposit, I agree to lease the property according to the terms and conditions of the lease agreement for that property, although at the time a written lease may not be signed. The starting date for my occupancy of the property will be the first day the property is made available for lease or an agreed upon date if different from that date. I agree that the lease agreement shall be in full force and effect from the time that my deposit is accepted, even if the initial occupancy date is after the date that the deposit is accepted.

Real Estate Management Group welcomes all applicants and supports the precepts of equal access and "Fair Housing." Real Estate Management Group will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant on the basis of age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin or sexual orientation.

NOTICE OF THE CONTRACTUAL RELATIONSHIP BETWEEN THE PROPERTY OWNER AND REAL ESTATE MANAGEMENT GROUP: Real Estate Management Group is the sole and exclusive agent of the Owner of the properties listed for rent or lease and represents the Property Owner's interest in any and all transactions related to the rent or lease of said property.

***Applicant Signature** _____ **Date** _____ **Time** _____

Received by: _____ **Date** _____ **Time** _____

CRIMINAL HISTORY

- 1. Have you ever been charged (whether or not resulting in a conviction) or convicted, or pleaded guilty or "no contest" to a felony? Yes _____ No _____
- 2. Have you ever been convicted of or pleaded guilty or "no contest" to a misdemeanor involving sexual misconduct or the manufacturing of drugs whether or not resulting in a conviction? Yes _____ No _____
- 3. Are you or any other intended occupant, including minors, required to register as a Violent or Sex Offender in any jurisdiction? Yes _____ No _____

Please let us know how you heard of Lambros Real Estate Management:

___ Signage ___ Missouliau ___ Referral ___ Internet ___ Other: _____

PERSONAL INFORMATION:

Applicant's Full Name: _____

Have you ever used another name(s)? Y / N If yes, name(s) _____

Social Security Number: _____ - _____ - _____ Current Phone #: _____

E-mail Address: _____ Cell Phone #: _____

Do you have any special needs or requirements that we need to be aware of? Y / N

If yes, please describe: _____

Who should we contact in case of emergency?: _____

Relationship: _____ Phone: _____ Address: _____

RESIDENCE HISTORY:

Present Address: _____ How long at this address? From _____ To _____

City: _____ State: _____ Zip: _____ Rent/Mort. Amount: \$ _____

Present Landlord or Mortgage Holder: _____ Telephone: _____

Have you ever been the subject of an eviction proceeding or settlement whether or not a suit was actually filed? Y / N

If yes, please explain, including dates, rental premises address, and contact information for property owner and property manager:

EMPLOYMENT INFORMATION:

Employed By: _____ How long?: Years _____ Months _____

Employers Address: _____ Telephone: _____

Position: _____ Monthly Income: _____ Supervisor: _____

Include other sources of income (financial aid, social security, loans, mutual funds, stocks, bonds, family assistance, etc.)

BANKING & CREDIT INFORMATION:

Bank: _____ Phone #: _____

Checking Acct #: _____ Savings Acct #: _____

Have you ever filed bankruptcy? Y / N When?: _____ Are there any judgments against you? Y / N

If Yes, list specifics of judgments and collections: _____

***Applicant Signature:** _____ **Date:** _____

***Take advantage of these offers from
Real Estate Management Group***

- Automatic Check Handling***
Allows you to set up automatic payment drafts directly from your checking or savings account on the first of every month. No cost, No fees, No postage!
- Missoulian Newspaper***
Normally \$16.00 per month, we offer the Missoulian newspaper at a reduced cost. Ask for details.

If you would like to take advantage of any of the above programs, please consult with a leasing agent.

APPLICATION CHECKLIST:

Applicant, please remember to:

- ___ **Read Through the Entire Application**
- ___ **Supply ALL Necessary Phone #'s and Addresses**
- ___ **Complete Each Page of the Application and Sign Where Noted**
- ___ **Fill in Each Blank (if Not Applicable, write N/A)**
- ___ **Include a Copy of Your Drivers License or Valid State Identification**