

RENTAL FACT SHEET

Equal Housing Opportunity

ABOUT THIS PROCESS

Potential Tenant:

Thank you for your interest in renting the property at 127 Diamond Ct, Jacksonville, IL. Rent is \$1,000.00 a month, payable each month on the first of the month. There is a \$1,500.00 Security Deposit due when signing the 1 year lease. The first month's rent is due before you can move in. If you are interested in renting this property, please fully complete enough Rental Application forms to provide information about everyone who will be living at this property. Incomplete forms or falsified responses make you immediately ineligible for consideration. Once completed, please contact me at (217) 245-9199 so I can arrange pickup of your Rental Application(s). The Application Fee has been waived for this property.

Thank you again,
Court Hager

ABOUT US

I am a member of the Jacksonville Area Landlord Association (JALA) and we take great pride in the quality of this rental property. I've been renting properties in Jacksonville for almost two decades and have found that early and open communication is the best policy for avoiding misunderstandings and keeping both Tenants and Owners happy with the rental relationship. We've put a great deal of care, time, money, and effort into making this property what you see today. We will be entrusting you with the property's care and general upkeep if you enter into a rental relationship with us. Consequently, you will be held responsible for all damages incurred while you live at this property. In order to maintain the property up to standards, we cannot allow a tenant to make modifications to the property. We are however happy to work with you where appropriate to help make this rental property a home for you.

ABOUT THE PROPERTY

This rental property has been fully cleaned and we expect it to be in the same condition when you leave. No Smoking and No Pets are allowed at this four bedroom two bath property.

We provide the following appliances/systems for your sole use while renting this property.

Refrigerator, Dishwasher, Stove/Oven, Cloths Washer, Cloths Dryer, High Efficiency Water Heater, High Efficiency Forced Air Heat, Central Air-conditioning

We provide general household trash service to this property as well as lawn care services. Other utilities will be your sole responsibility. Based upon previous tenant consumption, the best estimate monthly averages we can provide are \$45.00 for Water/Sewer and \$180.00 for Electric and Gas.

RENTAL INQUIRY

Equal Housing Opportunity

RENTAL INQUIRY

The undersigned hereby makes an application to rent the following property: _____

Anticipated move date of _____ at a monthly rent of \$_____ and security deposit of \$_____.

Do you anticipate any portion of your rent to be paid for by Section 8? (Yes/No) _____ Amount \$ _____

APPLICANTS:

Please list all adults who will be living in this property and attach a completed Rental Application and Release for each.

GENERAL INFO:

Please explain what you like about this residence and why you would be the best tenants for the property.

RENTAL APPLICATION

Equal Housing Opportunity

APPLICANT INFORMATION:

(We need to understand who you are. We do not share or sell this info to unrelated third parties.)

First Name _____ Middle Initial _____ Last Name _____ Smoker _____

Date of Birth _____ Social Security # _____ Male _____ Female _____

Driver's License or State ID - State _____ Number _____

Vehicle Make / Model _____ Year _____ License Plate and State _____

Previous Names (in last 7 years) _____

Daytime Phone () _____ Evening Phone () _____ Time to Call Day _____ Evening _____

Email Address _____

Names of Dependents and Dates of Birth _____

List All Pets _____

RESIDENTIAL HISTORY (LAST 3 YEARS)

(We need to make sure you've been a reliable tenant. If not enough room, use Additional Information section.)

Current Address _____ Apt# _____ City _____ State _____ Zip _____

Month/Year Moved In _____ Reasons for Leaving _____ Rent \$ _____

Owner/Agent _____ Phone () _____ Call (Yes/No) _____

Previous Address (last 3 years) _____ Rent \$ _____

Owner/Agent _____ Phone () _____ Call (Yes/No) _____

INCOME INFORMATION

(We need to make sure you have enough income to pay the rent.)

Employer _____ Full Time _____ Part Time _____ Temp _____

Address _____ Suite _____ City _____ State _____ Zip _____

Start Date _____ Employed as _____

Supervisor Name _____ Phone () _____

Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

List income, source, and person (banker, employer, etc.) who we may contact for confirmation of additional income we should consider. You do not have to reveal alimony, child support, or spouse's annual income unless you want to.

Amount \$ _____ Source/Contact Name _____

HISTORY AND REFERENCES

(We need to make sure you have conducted yourself well in previous credit relationships.)

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____

Have you ever been evicted from a rental residence? Yes _____ No _____

Have you had two or more late rental payments in the past year? Yes _____ No _____

Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

Arrested or Convicted - When _____ Where _____ Crime _____

Banking/Credit Accounts:

Name _____ Type of Account _____

Have you been overdrawn/last on this account in the past 12 months? Yes _____ No _____

Name _____ Type of Account _____

Have you been overdrawn/last on this account in the past 12 months? Yes _____ No _____

Personal Reference or Emergency Contact:

Name _____ Address _____

Phone _____ Relationship _____

(If you are you a Student - Year of School _____ School/Major _____

Parents Names, Address, and Numbers _____

_____)

ADDITIONAL INFORMATION:

(Use the blank lines below to provide any info missed above.)

Please give any additional information that might help owner/management evaluate this application?

The above information, to the best of my knowledge, is true and correct.

Please sign: X _____

Name

Date

RELEASE AUTHORIZATION

RELEASE OF INFORMATION

I authorize an investigation of my credit, tenant history, banking and employment for the purposes of renting a house, apartment, or condominium from this owner/manager. You may release related information to this owner/manager and I agree to hold you harmless.

Owner/Manager: Court Hager

Name (please print)

X _____

Signature

Date

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