

HUNZIKER PROPERTY MANAGEMENT

RENTAL APPLICATION

Disclosure by Landlord's Agent

It is understood and agreed that Hunziker Property management is the Landlord's Agent for the Owner (s) and as Landlord's Agent will represent the Owner (s) exclusively.

Date of Occupancy _____

Unit Address _____

Referred by _____

First Name _____ Last Name _____ Social Security _____

Current Address _____ City _____ State _____ Zip _____

Landlord _____ Landlord Phone () _____ Rent _____ Lease dates _____

Other occupants that will be living in this unit _____ Social Security # _____ Relationship _____

PREVIOUS RESIDENCE HISTORY

Address _____ City _____ State _____ Zip _____

Landlord _____ Landlord Phone _____ Rent _____ Lease dates _____

EMPLOYMENT INFORMATION (During Lease Term)

Employed (circle) _____ Full-Time _____ Part-Time _____ Unemployed _____ Retired _____ Student _____

Employer _____ Supervisor _____

Employer Address _____

Position Held _____ Department _____

If Student, List School _____

Present Level (circle) FR _____ SPH _____ JR _____ SR _____ GRAD STUDENT _____

EMERGENCY CONTACT or COSIGNER INFORMATION

Name _____ Relationship _____ Phone _____ Email _____

Address _____ City _____ State _____ Zip _____

Do you own any pets? (*See Rule #18) NO YES, What kind of pet? _____

ALL THE FOLLOWING QUESTIONS MUST BE ANSWERED PRIOR TO PROCESSING THIS APPLICATION:

Has an eviction action ever been filed against you? NO YES, Explain _____

Have you ever been convicted of a sex related crime? NO YES, Explain _____

Have you ever been convicted of a misdemeanor or felony? NO YES, Explain (excluding traffic violations) _____

I hereby deposit \$ _____ as earnest money to be refunded to me if this application is denied. **I understand that in the event 12 months of satisfactory rental or credit history is not available, I will need a cosigner on the lease or increase my deposit to an amount equal to two months rent. Satisfactory housing history does not include time residing in student housing, or residing with parents or relatives.** Upon acceptance of this application, the deposit will be retained as the security deposit, and only fully refundable upon completion of lease. When approved I agree to execute a lease within 7 working days, or the deposit will be forfeited as liquidated damages in payment for the agent's time and effort in processing my inquiry and application, including making necessary investigation of my credit, character, and reputation. I certify that the above information is correct and authorize you to contact any references that I have listed and or obtain a credit report. I also authorize Hunziker Property Management to release any information regarding my residence history and to obtain my credit report for the purpose of collecting any amounts due pursuant to any future lease agreement with the landlord. I hereby certify that I have had the opportunity to see the Letter of Compliance from the City of Ames for this apartment. I have also read and signed the attached rules and acknowledge receipt in writing of all existing rules and understand that breaking such rules, may be sufficient grounds for termination of occupancy by Landlord. The undersigned Applicant understands that Hunziker Property Management is the Landlord's Agent representing the Owner (s), and not the Applicant, Applicant is not a client of Landlord's Agent.

Applicant Signature _____ Date _____ E-mail Address _____

Phone _____ Cell/Work/Home _____ Alt. Phone _____ Cell/Work/Home _____

Copy Of Photo ID(S) and Security Deposit Must Be Submitted

At Time Of Application

Each Person Must Complete an Application

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and /or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home"

Agent's Acknowledgment (initial)

_____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. §4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessee Date

Lessee Date

Lessee Date

Lessor/Agent Date

RULES

By signing this document of RENTAL RULES, REGULATIONS & RESPONSIBILITIES TENANT APPLICANT AGREES to cooperate with the following and conditions as stated:

1. Pianos, televisions, stereo, and other such devices shall not be played or operated at an unreasonable volume at any time, and shall not be played audible outside the leased premises between 10 o'clock p.m. and 8 o'clock a.m. Each tenant is required by his or her lease to conduct himself in a manner that will not disturb a neighbor's peaceful enjoyment of the premises.
2. No alcoholic containers larger than 2 gallons allowed. (Kegs) Violation will result in \$100 fine
3. Profane, obscene, loud or boisterous language, or unseemly behavior and conduct is absolutely prohibited, and tenant obligates himself and those under him, not to do or permit to be done anything that will annoy, harass, embarrass, or inconvenience any of the other tenants or occupants in said or adjoining premises. The Landlord may terminate this Agreement for:
 - *Criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or any drug-related criminal activity on or near such premises, engaged in by a tenant, any member of the tenant's household, or any other person under the tenant's control.
4. The common area of the premises such as halls, elevators, vestibules, stairways, laundry rooms, trash containers, storage areas, garages, driveways, parking lots, and entrances or exits to the building shall be used for their appropriate purposes such as entrances or exits. Tenant shall not use any of these common areas for any other purpose and shall prevent their children, if any, from using such areas as play areas including no skateboards or rollerblades. All of these areas which are used for entrance and exits must be kept free of any personal property. Personal property found in above described common areas shall be considered abandoned and disposed of.
5. All cars in the lots must be licensed and operable. Any car not, will be towed at owner's expense. Washing and repair of motor vehicles anywhere on the premises is not allowed. Under no circumstances is a car or truck to be driven on lawns. Boats, campers, trailers, or vehicles not used for daily transportation shall not be parked on the premises without special permission of the management. Park in designated areas only. Parking in front of garage areas, in driveway, etc. is prohibited. Violators will be subject to towing at the owner's expense. All complexes that have reserved parking please refer to your resident manual.
6. All garbage, rubbish, and other waste from dwelling unit should be put into garbage bags and disposed of promptly and in a clean, safe manner and placed in garbage containers. Any tenant(s) not disposing of garbage properly will be charged a maintenance fee.
7. Utilities, for which Tenant is responsible, are to be transferred PRIOR to occupancy. Utilities not switched after the third (3rd) day of occupancy will be disconnected. Tenant will also be charged a \$25 for not doing so. Use utilities provided by Landlord in a reasonable and not wasteful manner.
8. Nothing shall be hung or attached to the walls or ceiling of the deck or patio; this includes but is not limited to hanging plants, planters, swings, satellite dishes or TV antennas, birdfeeders, wind chimes, clotheslines, decorations, etc.
9. No signs, notices, flags or advertisements shall be attached or displayed by tenants on or about the premises without written consent
10. No additional locks may be put on any door without consent of the Landlord, nor shall any locks be changed by tenants without the consent of the Landlord.
11. Light bulbs are furnished at the time of occupancy. Thereafter, tenants will replace all bulbs at Tenant's expense. At checkout, Tenants is responsible for all bulbs to be same wattage as originally provided and to be working.
12. Satellite dishes are not allowed without prior written approval.
13. It shall be considered a breach of these rules for any tenant to provide false or misleading information upon a rental application if such information is material to the determination of the Landlord whether to rent a unit to the tenant. In the event any such false or misleading information is discovered, which would have been material to such determination, tenant shall be deemed to have breached these rules.
14. All carpets must be professionally shampooed prior to vacating by a professional carpet cleaning service using the extraction method only. Receipt for cleaning must be shown at the time of inspection. Carpets must be cleaned prior to your move out inspection unless other arrangements have been made through the office. Failure to do so will result in a \$100 fee charged in addition to the cost of the carpet cleaning.
15. All tenants shall be responsible for all damages caused by them, or any other person under the tenants control, as a result of their negligence, carelessness, or misuse of the property or equipment. All damages should be reported promptly. It will be corrected by the Owner at the expense of the Tenant.
16. Tenant is responsible for all drains and waste pipes in unit including the cost of clearing any partial or complete blockage occurring during occupancy. Be careful no grease, coffee grounds, food, toys, etc., go down drains.
17. Landlord is not an Insurer of Tenants person or possessions. Landlord shall not be liable for personal injury or death of Tenant, Tenant's family or guests or any loss of tenants personal property by water, fire, etc, not caused by landlord negligence. **LANDLORD STRONGLY RECOMMENDS TENANT OBTAIN OWN INSURANCE.**
18. No pets allowed, except where pre-approved. Contact office for list of approved pets and locations. Upon 1st violation tenant shall be subject to a \$100 fine for any unapproved pet seen in their apartment. Upon 2nd violation tenant shall be subject to eviction. Pet-sitting is prohibited. If approved there is a \$300 non-refundable pet fee and additional \$20/mo in rent. Assistance animals categorized as either service animals or companion animals are not considered pets under the Fair Housing Act and will not be subjected to pet fees or deposits.

19. Tenants shall not cause or permit any unusual or objectionable odor to be produced upon or emanate from their apartment or the building. Tenant will be responsible for the expense of extermination of Cockroaches or Silverfish if Tenant is found to be the cause of the problem, unless it is a preexisting condition. All other pest control is the tenants responsibility and expense.
20. The complex address will not be used for purposes of advertising; nor will peddling, soliciting, or distribution of any type of product of service be allowed in the complex without written consent of the Landlord. Advertising is restricted to the resident bulletin board.
21. The maximum occupancy restrictions are as follows: **Efficiency** - 1 person, **1 bedroom** - 2 unrelated, **2 bedroom** - 2 unrelated, **3 bedroom** - 3 unrelated people. With the exception of 4815,4901,4915 Todd Dr. **2 bedroom** - 3 unrelated.
22. No live Christmas trees.
23. Rent is due on the first day of the month in advance to the Landlord at 105 South 16th Street, Ames, Iowa 50010. Tenant can expect to be charged late fee of \$30 if rent is not paid on time.
24. Your security deposit cannot be used as partial payment of your rent. It will be refunded to you after you have returned the apartment to its original condition and it has been inspected by one of our representatives upon completion of your lease. Deposits will be returned within 30 days of lease expiration. The deposit will be in one check only and made out to all tenants whose names are on the lease.
25. The premises shall only be occupied ONLY by those persons who have signed the application, lease and rules. Occupancy by any other person is not permitted and will be treated as a breach of the lease agreement. A tenant violating this provision will be assessed a monthly amount of \$100 and any occupant who has not signed the lease will be treated as a trespasser.
26. Laundry facilities in Multiple Housing Units are provided for use by Tenants only. Promptly remove all laundry from machines. Clean machines and lint filters after each use. Keep laundry areas clean.
27. We are attempting to offer good, clean, well-maintained apartments. If you find anything to the contrary, please advise us at the office at once. We will expect you to return the apartment to us in the same condition. We encourage residents to clean their apartments upon vacating. We are not in the cleaning business, and we hope that by relieving us of this task we will have more time to better serve our residents. Any work, cleaning or repairs required to be done, will be charges on an hourly rate plus material. Hourly rates are subject to change as conditions warrant.
28. SUBLEASING. Lessee may sublease apartment subject to Lessor's approval of new tenant. Lessee will be charged \$100.00 for preparing and changing all records. Or you may employ Hunziker Property Management to sublease your apartment. The rental fee, \$250.00 is due and payable when the apartment is re-rented. We at no time guarantee the re-rental. You will be released of all obligations only when the apartment has been re-rented.
29. ROOMMATE CHANGE FEE. \$75.00, Subject to Lessor's approval of new tenant. Lessee moving out will be charged \$75.00 for preparing and changing all records.
30. All lockouts to be assessed at \$50.00 fee.
31. Residents are responsible for maintaining charged batteries in all battery-operated smoke detectors located in the leased premises. Any detectors found disconnected or without functioning batteries will be subject to a \$25 fine.
32. Tenant may be assessed a percentage of the cost of repainting and cleaning of the apartment if there is excessive smoke damage, caused by the tenant. (From cigar, cigarette, cooking, candles, etc.)
33. Reasonable use of small sized nails for wall hangings is permitted. Do not patch or fill nail holes. Tenant will be charged for any painting required due to nail hole patches or excessive nail holes.
34. Occupants shall not remove or permit to remove any upholstered furniture or other furniture intended for indoor use to the yard or deck for use as lawn furniture.
35. Upon notification of vacating your apartment said Landlord or agent may, without hindrance or molestation show said premises to parties wishing to rent them between the hours of 9 o'clock a.m. and 6 o'clock p.m. daily.
36. Tenant acknowledges receipt in writing of all existing rules concerning Tenants use and occupancy of premises. Tenant understands Landlord may, from time to time, and in the manner provided by law, adopt further and amended written rules concerning Tenant's use and occupancy of premises.
37. Tenant agrees to be bound by these written rules and understands should Tenant break such rules, sufficient grounds exist for termination of occupancy by Landlord.
38. COMPLIANCE. The tenant agrees to comply with all said rules and regulations and certifies that they have read the Rental Agreement and House Rules.

HUNZIKER PROPERTY MANAGEMENT

Resident Date

Resident Date

Resident Date