

Mod Realty, Inc.
Lease Application (v9.13)
2934 W Montrose #107
Chicago IL 60618
Tel: 224-244-5855
Fax:312-496-3164



Copy ID Here

Lease Application

Applicants over 18 must fill out a separate application
Valid state issued ID is required. Pre-Paid rent required to hold unit

Building

Circle type of application • New • Re-let • Co-signer • Sublet

Building & Unit # _____ Heat Inc Y / N Pet Fee / Pet Deposit \$ _____

Monthly Rent \$ _____ Move in Fee \$ _____ Lease Start _____ End _____
Non-Refundable Mo/Day/year Mo/Day/year

Applicant

Name _____ Driver License # _____ State _____ DOB ____/____/____

Current Address _____ City, State, Zip _____

Social Security # _____ - _____ - _____ Cell Phone # _____ Home Phone # _____

E-Mail _____ How did you find out about this apt? _____

Adult occupants _____ #Children _____ Names and ages of ALL occupants _____

Have you ever been party to ANY litigation including civil suit, eviction, bankruptcy or foreclosure? Y / N If yes, details _____

#Dogs _____ #Cats _____ name, breed, weight _____

*Confirm building's pet policy/weight restriction with your agent, deposit or fee may be required. No Pits, Doberman or Rottweilers

Employment

Current Employer _____ Position _____ Annual Salary \$ _____ Hire Date _____
Mo/Day/year

Address _____ Phone # _____ Fax # _____

Supervisor _____ Supervisor's Phone # _____

2nd Employer / Additional Income Source _____ Monthly Income / Amount Received \$ _____

Rental History

Current Landlord _____ Phone # _____ Monthly Rent \$ _____ Lease Dates _____ - _____
Mo/Year Mo/Year

Are you sharing apt? Y / N Reason for Moving _____ Fax # _____

Previous Landlord _____ Phone # _____ Monthly Rent \$ _____ Fax # _____

Address, City, State, Zip _____ Lease Dates _____ - _____
Mo/Year Mo/Year

Agreement & Authorization

I, the Applicant above, represent to you, Mod Realty, Inc. that I have read and understand this entire application and I certify that all of the information in this application is true and correct. I hereby apply for and offer to lease the apartment described for the lease term state, at the rent and on the conditions set forth herein and in your standard lease form. I understand that no pets are allowed without prior written approval. I understand that, as is customary in the business, in compliance with Fair Credit Reporting Act, routine inquiries may be made concerning my tenancy. I hereby authorize you, your agents and any consumer or credit reporting agency employed by you to investigate and make or obtain a report about me which may include information as to my credit and financial responsibility, general reputation, and mode of living. The investigation may include information obtained through personal interviews concerning you or person(s) intended to reside in the apartment, number of children, employment, occupation, litigation/criminal history, habits, and reputation mode of living and residence verification. I further represent that my rental and credit records are in good standing. I understand that this application is subject to your approval and if my application is not accepted, my prepaid rent and/or deposit will be returned in full. I understand that my **\$50.00 credit check fee is non-refundable.** I also understand that this is not a lease and if my application is accepted, I agree to sign your lease form currently in use. I further understand that providing false information to you in this application is a basis for you to terminate that lease at any time as provide by law. At the time of application submittal I hereby understand that a minimum of \$300 is due in order to hold the apartment, these monies upon approval will be used as pre-paid first months rent. Within 5 days of notification of my applications acceptance, I hereby agree to sign your lease and complete the pre-payment of the first months rent in the form of a Cashiers Check or Money Order. I hereby acknowledge that if the pre-payment is not made I forfeit my right to hold the unit I have applied for. I also hereby acknowledge that if after acceptance I fail to complete this transaction, any and all pre-payments will be forfeited to Mod Realty, Inc. to us as liquidated damages. If for any reason whatsoever you are unable to make the apartment which is the subject of this application available at the beginning of the lease term, I hereby waive any and all rights to seek to recover any damages whatsoever against you, including without limitation, actual, punitive or consequential damages. Mod Realty, Inc. DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, SEX, AGE, RELIGION, DISABILITY, NATIONAL ORIGIN, ANCESTRY, SEXUAL ORIENTATION, MARITAL STATUS, PARENTAL STATUS, MILITARY DISCHARGE STATUS, AND SOURCE OF INCOME. I acknowledge that if this application is approved, I will pay the amount due at the time of signing the lease agreement in the form of **certified funds, which include cashiers check(s) and money order(s).**

AGENCY DISCLOSURE & NOTICE OF NO AGENCY RELATIONSHIP; THIS DISCLOSURE IS BEING PROVIDED AS REQUIRED BY STATE LAW

Thank you for giving _____ (designated agent) the opportunity to show me the available apartment at the above reference address. I am acknowledging and have been made fully aware that my Designated Agent's Broker has previously entered into a contract with a client to provide certain real estate brokerage services. As a result, my agent will be acting as a representative for the: _____ (Tenant/Applicant or Buyer) X (Landlord or Seller of Real Estate)
Designated agent _____ Date _____



Applicant Signature _____ Date _____

Tenant Authorization

Name _____

Address _____

I hereby authorize Mod Realty, Inc. to investigate or obtain information as to habits, reputation, mode of living and residence verification.

Signature _____

Do not write below this line

To Whom It May Concern,

Our tenant selection policy obligates us to verify certain information about applicants for residency for our apartments. You were listed as having currently or formerly rented to this person. The applicant's signature authorizing you to release this information is provided on this application. Your prompt return of this form via our fax (312/496-3164) or to scan and email to modrealtyinc@gmail.com is greatly appreciated.

All Information You Provide Will be Held in the Strictest of Confidence

Landlord Verification

Lease Dates _____ - _____

Mo/Day/Year Mo/Day/Year

Monthly Rent \$ _____ Is/was the tenant current on rent? **Y / N** Any five day notices? **Y / N** _____

Would you rent to this person again? **Y / N** Comments _____

Signature _____

Title _____ Date _____

If verbal verification, please indicate who you spoke to and sign _____

Leasing Receipt

Applicant(s) _____

Building & Unit # _____

Rent \$ _____ Admin Fee \$ _____ Application Fee \$ _____

Amount Paid Balance Amount Paid Balance Amount Paid Balance

\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

_____ # _____ # _____

\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

_____ # _____ # _____

\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

_____ # _____ # _____

Move-In Fee \$ _____ Pet Fee \$ _____

Amount Paid Balance Amount Paid Balance Amount Paid Balance

\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

_____ # _____ # _____

\$ _____ \$ _____ \$ _____ \$ _____ \$ _____ \$ _____

_____ # _____ # _____

Signature _____ Date _____ Signature _____ Date _____