

Lee & Associates Management, LLC

4746 11th Ave NE • Suite 100 • Seattle, WA 98105

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****Please make a photocopy of your photo I.D. to include with this application. Faxed copies are unreadable. ****

Before you get started...How did you hear about this apartment?

seattlerentals.com craigslist I visited Lee & Assoc website A friend/relative referred me
University Daily: paper on-line I walked into the L&A office for info I saw a sign at one of your buildings

PROPERTY NAME _____ APT # _____ Apt size: St 1 1+ 2 3 RENT \$ _____

Management reserves the right to refuse to consider this application unless all questions are answered completely. A separate application must be completed by each applicant, including co-signers, except married couples & children under 18.

****ALL PHONE NUMBERS MUST BE INCLUDED SO WE CAN CALL TO VERIFY INFORMATION. Please print carefully!****

Name _____ Date of Birth _____ Social Security _____
First Middle Last

Spouse _____ Date of Birth _____ Spouse's SS# _____
First Middle Last

IF NO SS# IS PROVIDED, APPLICANT MIGHT HAVE TO PAY DOUBLE RENT AMOUNT AS DEPOSIT + FIRST & LAST MONTH RENT

CURRENT PHONE NUMBERS

Residence _____ Cell # _____ Primary Applicant's Drivers License number _____ State _____
Business _____ Spouse's Drivers License number _____
Spouse's Business _____ Cell # _____ State _____

EMAIL address(es) _____

CURRENT ADDRESS

Street _____ City _____ State _____ Zip _____

How long? _____ Owner/Manager _____ PHONE # (must provide) _____

If less than 3 years at current address, complete the following for your previous address:

ADDRESS (MUST include apt # and zip code)	OWNER/MANAGER	PHONE #	HOW LONG?
_____	_____	_____	_____

_____ Have you ever been evicted from a property? Yes No

Do you believe you have good rental reference? Yes No. Do you believe you have a good credit rating? Yes No

If you have not, 1) established a good rental history & had your name on a rental lease; and/or 2) have not established a credit history (or have had too many late payments, etc.), you may have to obtain a co-signer or make further arrangements.

EMPLOYMENT INFORMATION

INCOME RULE OF THUMB: Your income must equal 3 times your monthly rent. If you receive income from sources other than employment, you must provide verifying documentation (i.e., loan or grant award letter, bank statements, etc.).

Employer _____ Address (incl zip) _____

Title _____ Ph _____ Pay per month _____ How long? _____ Supervisor _____

If less than three years at present job, complete the following :

Employer _____ Address (incl zip) _____

Title _____ Ph _____ Pay per month _____ How long? _____ Supervisor _____

Employer _____ Address (incl zip) _____

Title _____ Ph _____ Pay per month _____ How long? _____ Supervisor _____

Please fill out completely if spouse is included in this application:

Spouse's Employer _____ Address (incl zip) _____

Title _____ Ph _____ Pay per month _____ How long? _____ Supervisor _____

BANKING INFORMATION

NAME OF COMPANY	TYPE OF ACCT	DATE OPENED	BALANCE
_____	_____	_____	_____

PAYMENT OBLIGATIONS

**TOTAL AMOUNT OF MONTHLY
INSTALLMENT PAYMENTS**

\$ _____

PLEASE NOTE: NO SATELLITE DISHES ARE ALLOWED ON ANY PROPERTY MANAGED BY L&A

EMERGENCY CONTACT (nearest relative other than husband or wife)

Name _____ Phone (incl area code) _____

Address (include city, state & zip) _____

Relationship _____

VEHICLES OWNED

MAKE	MODEL	YEAR	LICENSE #	STATE

OTHER PERSONS TO OCCUPY APARTMENT BESIDES APPLICANTS (each must complete an application & pay fee)

NAME	AGE	RELATIONSHIP	EMPLOYER

I/we hereby agree that no other person or persons except those named above will occupy the premises without the written consent of the Management (which consists of approval of a submitted Rental Application). Adding a person(s) to the Lease may also require an increase in the rent amount due each month.

PETS

No ___ Yes ___ Number & Kind: _____ Applicant understands prior written approval (signing a Pet Agreement) must be obtained from Landlord before pets are allowed on the premises, and non-refundable fees shall be charged to Tenant (\$200 per cat, maximum of 2 cats). Non-refundable fees for other pets shall be negotiated prior to pets taking residence on the premises, and allowance or disallowance of other types of pets shall be at the sole discretion of the Landlord. **No dogs of any size are allowed except certified seeing-eye dogs.**

BACKGROUND (NOTE: OUR POLICY IS TO NOT APPROVE ANY APPLICANT WITH THE FOLLOWING ON THEIR RECORD)

Has the Applicant(s) ever been convicted of a felony? Yes No **...Or had multiple misdemeanors?** Yes No

HOLDING DEPOSIT AGREEMENT & CO-SIGNER'S AGREEMENT

I/We, the undersigned Applicant(s), hereby place a Holding Deposit of \$_____ on Apartment # _____ at the _____ Apartments, located at _____, Seattle, WA 98_____

I/We agree that, upon approval of this application, \$_____ will be applied as a Security Deposit and held in accordance with the terms of the Rental Lease Agreement. I/We acknowledge that, if I/we requested, Lee & Associates Management provided a representative copy of the Agreement for viewing at the time of, or before this Application was submitted. In compliance with the Fair Credit Reporting Act and RCW 59.18.257(2), I have been informed that a credit investigation using Equifax is being initiated. If I/we are denied tenancy due to my/our credit report, I/we may obtain a free copy of the report within 60 days by contacting Equifax. I/We have the right to dispute the report's accuracy and/or add a consumer statement to the report. In addition, I authorize Lee & Associates Management (or their employees, agents, and vendors) to obtain background and criminal reports; employment and banking information; and rental history from landlords, all by any means available, and to furnish such information to the person(s) indicated above. Questions as to character, general reputation, and mode of living may be asked in reference to statements made, or information provided, on this Application and attachments.

False, inaccurate, or misleading statements will be grounds to reject this Application. If the Applicant(s), has answered all questions on this application truthfully, and the Landlord accepts this application assuming the information to be true, pre-screening criteria initially meets the standard of tenancy of Lee & Associates Management. Based on this assumption, in consideration of the Landlord holding the Apartment for me/us, I/we hereby waive all rights to the return of this deposit. Thus, said deposit shall be retained as liquidated damages in the event that I/we do not enter into a Rental Lease Agreement for said Apartment.

In the event that a personal check submitted as a deposit or fee is returned by the bank for Non-Sufficient Funds (NSF), this Holding Deposit Agreement will be void, the Landlord is no longer obligated to hold the Apartment for the Applicant(s) named herein, and the Landlord is free to seek another applicant.

I/we understand that I/we acquire no rights to said Apartment until I/we sign a Rental Lease Agreement (and co-signer(s), if needed, sign a Co-Signers Agreement). I/We also agree if any information provided in this application is found to be misleading or false, it may, at the Landlord's option, result in cancellation or termination of the Rental Lease Agreement and forfeiture of the Security Deposit.

I/We understand a \$35 non-refundable Application Fee is due from each Applicant prior to processing this application.

Dated: _____, 20_____ Applicant signature _____

Preferred Move-In Date: _____ Applicant signature _____

Landlord signature _____ Landlord print name _____