

**KLP Ventures, LLc., dba  
PEAVEY PROPERTIES**

7324 Rt 20, Madison NY 13402  
Ph(315) 263-2130 Fax (315) 893-7789  
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**APPLICANT'S NAME** \_\_\_\_\_

Home Phone # \_\_\_\_\_ Mobile Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

Current Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Own or Rent \_\_\_\_\_ Move-In Date \_\_\_\_\_ Scheduled Move-Out Date \_\_\_\_\_

Landlord Name and # \_\_\_\_\_

Current Rent/Mortgage Payment \$ \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Previous Address \_\_\_\_\_

Own or Rent \_\_\_\_\_ Move-In Date \_\_\_\_\_ Move-Out Date \_\_\_\_\_

Previous Landlord Name and # \_\_\_\_\_

Previous Rent/Mortgage Payment \$ \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Employment Status: Full-Time \_\_\_\_\_ Part-Time \_\_\_\_\_ Student \_\_\_\_\_ Retired \_\_\_\_\_ Self Employed \_\_\_\_\_ Not Employed \_\_\_\_\_

Employer \_\_\_\_\_ Address \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_ Employer Phone # \_\_\_\_\_

Occupation \_\_\_\_\_ Start Date \_\_\_\_\_

Previous Employer \_\_\_\_\_ How Long \_\_\_\_\_ Phone # \_\_\_\_\_

List Other Income \$ \_\_\_\_\_

**Have you ever broken a lease? Yes / No** Describe \_\_\_\_\_

**Have you ever been sued for damage to property? Yes / No** Describe \_\_\_\_\_

**Have you ever Declared Bankruptcy? Yes / No** Describe \_\_\_\_\_

**Have you ever been convicted of or plead guilty to a crime? Yes / No** Describe \_\_\_\_\_

**Do you have Renter's Insurance? Yes / No** Insurance Company \_\_\_\_\_

**Do you have any Public Records/Suits/Judgements/Repossessions? Yes / No** Describe \_\_\_\_\_

**Do you smoke? Yes / No**

**BANKING INFORMATION**

Do you have a Checking Account? Yes / No Bank \_\_\_\_\_ Value \$ \_\_\_\_\_

Do you have a Savings Account? Yes / No Bank \_\_\_\_\_ Value \$ \_\_\_\_\_

**CREDIT REFERENCE**

Name \_\_\_\_\_ Type \_\_\_\_\_

**PERSONAL REFERENCE** (Not Related/Spouse) \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

**EMERGENCY CONTACT** \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

**Permission to be given access to apartment? Yes / No** Comments \_\_\_\_\_

**CO-APPLICANT'S NAME** \_\_\_\_\_

Home Phone # \_\_\_\_\_ Mobile Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

Current Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Own or Rent \_\_\_\_\_ Move-In Date \_\_\_\_\_ Scheduled Move-Out Date \_\_\_\_\_

Landlord Name and # \_\_\_\_\_

Current Rent/Mortgage Payment \$ \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Previous Address \_\_\_\_\_

Own or Rent \_\_\_\_\_ Move-In Date \_\_\_\_\_ Move-Out Date \_\_\_\_\_

Previous Landlord Name and # \_\_\_\_\_

Previous Rent/Mortgage Payment \$ \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Employment Status: Full-Time \_\_\_\_\_ Part-Time \_\_\_\_\_ Student \_\_\_\_\_ Retired \_\_\_\_\_ Self Employed \_\_\_\_\_ Not Employed \_\_\_\_\_

Employer \_\_\_\_\_ Address \_\_\_\_\_

Gross Monthly Income \$ \_\_\_\_\_ Employer Phone # \_\_\_\_\_

Occupation \_\_\_\_\_ Start Date \_\_\_\_\_

Previous Employer \_\_\_\_\_ How Long \_\_\_\_\_ Phone # \_\_\_\_\_

List Other Income \$ \_\_\_\_\_

**Have you ever broken a lease? Yes / No** Describe \_\_\_\_\_

**Have you ever been sued for damage to property? Yes / No** Describe \_\_\_\_\_

**Have you ever Declared Bankruptcy? Yes / No** Describe \_\_\_\_\_

**Have you ever been convicted of or plead guilty to a crime? Yes / No** Describe \_\_\_\_\_

**Do you have Renter's Insurance? Yes / No** Insurance Company \_\_\_\_\_

**Do you have any Public Records/Suits/Judgements/Repossessions? Yes / No** Describe \_\_\_\_\_

**Do you smoke? Yes / No**

**BANKING INFORMATION**

Do you have a Checking Account? Yes / No Bank \_\_\_\_\_ Value \$ \_\_\_\_\_

Do you have a Savings Account? Yes / No Bank \_\_\_\_\_ Value \$ \_\_\_\_\_

**CREDIT REFERENCE**

Name \_\_\_\_\_ Type \_\_\_\_\_

**PERSONAL REFERENCE (Not Related/Spouse)** \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

**EMERGENCY CONTACT** \_\_\_\_\_

Address \_\_\_\_\_ Phone # \_\_\_\_\_ Relation \_\_\_\_\_

**Permission to be given access to apartment? Yes / No** Comments \_\_\_\_\_

**LIST ALL OCCUPANTS: No more than 2 (Studio/1 Bedroom) / 4 (2 Bedroom) / 6 (3 Bedroom)**

Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ DOB: \_\_\_\_\_ Relationship: \_\_\_\_\_

**VEHICLE INFORMATION: List all vehicles**

Name on Registration \_\_\_\_\_ License Plate # \_\_\_\_\_  
Year \_\_\_\_\_ Make & Model \_\_\_\_\_ Color \_\_\_\_\_  
Name on Registration \_\_\_\_\_ License Plate # \_\_\_\_\_  
Year \_\_\_\_\_ Make & Model \_\_\_\_\_ Color \_\_\_\_\_

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**LIST ANY & ALL ANIMALS OR LIST "NONE":** \_\_\_\_\_  
\_\_\_\_\_

**DOGS, CATS, OR OTHER ANIMALS OR PETS ARE NOT ALLOWED ON THE PREMISES. SHOULD A PROPERTY'S ANIMAL POLICY ALLOW FOR PETS, AN AGREED TO ANIMAL ADDENDUM, STATING ANY AND ALL DEPOSITS, FEES, AND INSURANCE REQUIREMENTS THEREIN, MUST ACCOMPANY THE LEASE, AND BE FULLY SIGNED AND EXECUTED BY ALL PARTIES. BOTH PARTIES HEREBY AGREE THAT A VIOLATION OF THIS RESTRICTION SHALL CONSTITUTE A BREACH OF A SUBSTANTIAL OBLIGATION OF THE LEASE AND GROUNDS FOR TERMINATION OF THE LEASE, WITH CONTINUED LIABILITY FOR ANY LOSS OF RENT DURING THE BALANCE OF THE LEASE TERM.**

**IF APPROVED, PETS MUST BE SPAYED OR NEUTERED AND HAVE PROOF OF VACCINATION, UNLESS THE ANIMAL HAS BEEN CLASSIFIED AS A SUPPORT OR COMPANION ANIMAL AND THE REQUIRED DOCUMENTATION HAS BEEN GIVEN TO LANDLORD. AN ADDITIONAL REFUNDABLE DEPOSIT IS REQUIRED AND AN ADDITIONAL RENT WILL BE CHARGED EACH MONTH, UNLESS THE ANIMAL HAS BEEN CLASSIFIED AS A SUPPORT OR COMPANION ANIMAL AND THE REQUIRED DOCUMENTATION HAS BEEN GIVEN TO LANDLORD.**

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**Thank you for choosing Peavey Properties. In order to process your application quickly, we must have the following;**

- **100% completed application for all adults**
- **Driver's license or other photo identification for all adults**
- **Credit & Background Check fee of \$14.00 per adult**
- **Correct contact information for current and past landlords**
- **Complete Income Verification as detailed in the Resident Screening Criteria below**

## **Resident Screening Criteria**

Thank you for choosing **PEAVEY PROPERTIES** for your new home. We comply with all federal, state and local fair housing laws, and do not discriminate with regard to race, color, religion, national origin, sex, disability, familial status or any other characteristic protected by law. In accordance with the law as well as our company policy, we do not show or offer housing accommodations according to race, color, religion, national origin, sex, disability, familial status of current or prospective residents. **PEAVEY PROPERTIES** welcomes all qualified Residents.

Please read the following instructions carefully as to what you will need when submitting your rental application.

1. **PURPOSE OF THIS DOCUMENT:** We offer the following information so that all applicants will have available to them a detailed statement of the rental qualifying policies of **PEAVEY PROPERTIES**.
2. **THE CREDIT & BACKGROUND CHECK FEE IS NON-REFUNDABLE:** The Credit & Background check fee of Fourteen Dollars (\$14.00) per adult, is non-refundable. There are no exceptions, it is important that you review this document carefully before submitting an application, making certain that, to the best of your knowledge, you meet the rental qualifications stated.
3. **MAXIMUM NUMBER OF RESIDENTS IN AN APARTMENT:** No more than two (2) persons may reside in a Studio or 1 bedroom; no more than four (4) persons in a 2 bedroom; no more than six (6) persons in a 3 bedroom.
4. **INCOME:** The applicant is required to provide as proof, one of the following: one month of current pay stubs, most current Federal Income Tax Return, and/or other proof deemed acceptable by **PEAVEY PROPERTIES** such as a W2 form. Applicants must also provide current government award letter(s), if any. Allowances from parents, scholarships, study subsidies and/or other inconsistent income such as commissions or tips and unemployment will not be considered as verifiable income. Alimony and/or child support will be considered verifiable income provided such alimony and/or child support is pursuant to a Court Order.
5. **SELF-EMPLOYMENT / RETIREMENT:** If the applicant is self-employed or retired, the applicant must provide proof of income and/or the ability to pay rent for the term of the lease by furnishing copies of federal income tax returns filed for the past two years, or a current certified financial statement, and/or photocopies of the applicant's three most recent bank statements.
6. **CREDIT HISTORY:** An extensive, negative history is grounds for the denial of the application.
7. **RENTAL HISTORY:** Any negative rental history is grounds for the denial of an application. Negative rental history includes but is not limited to the following:
  - a) Any breach of a lease agreement unless the applicant can provide documentation of proven negligence on the part of the management and/or owner of the property. This documentation must be acceptable to the management of **PEAVEY PROPERTIES**.
  - b) In the past 12-month period, no more than 2 rental payments and/or any rental-related debt (including payments agreements) shown as late pays or NSF (insufficient funds) checks.
  - c) Any other objective evidence of negative rental history, such as excessive damage to premises or numerous noise complaints.
8. **VEHICLES:** No recreational or all-terrain vehicles, boats, buses, campers, motor homes, multi-axle trucks, or vans or vehicles with company lettering will be allowed to be parked on the premises.
9. **ANIMALS:** Animals kept on Premises by tenant must first be approved by Management in writing. Tenants harboring of any animal on Premises which are not authorized will constitute a violation of the lease agreement. Tenant(s) acknowledge that keeping an animal on leased Premises is a privilege and not a right, unless the animal has been classified as a support or companion animal and the required documentation has been given to Landlord. The Animal Addendum may be cancelled at any time by Landlord/Management in the event of any violation. Cancellation of the Animal Addendum requires removal of any unauthorized pet or animal within 72 hours. In any event, Tenant is still responsible for the Lease in its entirety. Pets or

animals must be spayed or neutered and have proof of vaccination, unless the animal has been classified as a support or companion animal and the required documentation has been given to Landlord. An additional refundable deposit is required, and an additional rent will be charged each month, unless the animal has been classified as a support or companion animal and the required documentation has been given to Landlord. Visiting pets are not authorized on Premises.

**Property Applying For:** \_\_\_\_\_

**Desired Unit Size/Type:** \_\_\_\_\_ **Desired Move-in Date:** \_\_\_\_\_

I consent to allow the Landlord/Owners through its agents and employees to obtain and verify my credit information, criminal history, investigate consumer report, employment, income and landlord references, for the sole purpose of determining whether or not to lease me an apartment. I understand that should I lease an apartment; the landlord shall have a continuing right to review those items in addition to my residency information from any source and may exchange credit information with consumer reporting agencies. I agree that if I am approved, I shall within seven days following notification of such approval, sign the necessary Lease/Rental Agreement and pay required Security Deposit in full. If I fail to do so, my application may be regarded by the management of **PEAVEY PROPERTIES** as being void and any deposit shall be forfeited. If I fail to move in, for any reason, after signing the Lease/Rental Agreement, any deposits shall be forfeited. I also affirm that this application is true and accurate. I understand that if the above information provided proves false, it will be deemed an event of default under any such lease, or renewal and Landlord/Owners may cancel and annul any lease given in reliance upon such information.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Manager/Agent : \_\_\_\_\_ Date Received: \_\_\_\_\_

**PEAVEY PROPERTIES is an Equal Housing Opportunity provider.**

