



For a complete list of available rentals, please visit our website: [1stAllianceRealty.com](http://1stAllianceRealty.com)

## **RENTAL APPLICATION**

Non-Refundable Application Fee: \$25 for one applicant plus \$20 for each additional applicant

## **NOTICE OF NO AGENCY RELATIONSHIP**

This Notice of No Agency is being provided as required by Illinois State Law.

Name of "Agent": Tom James or Kristen James

Name of Brokerage (Property Management) Company: 1st Alliance Real Estate, Inc

Thank you for giving the agent the opportunity to show you one or more units for possible rental.

Agent's Brokerage Company has previously entered into an agreement with the property owner (client) to provide certain property management and real estate brokerage services to the property owner. Agent will not be acting as your agent but as the agent of the property owner.

## **CREDIT REPORT AUTHORIZATION**

The following credit application must be filled out completely; the undersigned furnishes the following as being a full, true and correct statement on the date given below.

The undersigned hereby authorizes 1<sup>st</sup> Alliance Real Estate (or an assigned company including MrLandlord or Land Lord Shield, Inc) to do a complete investigation of all information provided, to obtain a credit report from any credit-reporting agency, to run a criminal background check, and to interview third parties, such as family members, business associates, financial sources, friends and neighbors. This inquiry includes information as to character, general reputation, mode of living and anything deemed necessary by Lessor. Applicant(s) agree that the owner or owner's agent shall have the right to determine the suitability of any prospective tenant and/or to reject an applicant for any reason not prohibited by law.

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Co-Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Applicant, Print Name**

\_\_\_\_\_  
**Co-Applicant, Print Name**

**HAVE APPLICANT(S) EVER BEEN EVICTED?** \_\_\_\_\_  
**HAVE APPLICANT(S) EVER FILED FOR BANKRUPTCY OR WAGE EARNER?** \_\_\_\_\_

Desired Move In Date: \_\_\_\_\_ Unit Address: \_\_\_\_\_

**Applicant**

Name \_\_\_\_\_  
(First Middle Last)  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Cell Phone \_\_\_\_\_  
Alt. Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Soc Sec # \_\_\_\_\_  
Birth Date \_\_\_\_\_  
Driv. Lic.# \_\_\_\_\_ St \_\_\_\_\_  
Current Landlord \_\_\_\_\_  
Phone \_\_\_\_\_  
Length of Residence \_\_\_\_\_ Rent \$ \_\_\_\_\_  
Are you in good standing with Landlord? Y or N  
Given Current Landlord 30 Days Notice? Y or N

**Co-Applicant/Co-Signer**

Name \_\_\_\_\_  
(First Middle Last)  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Cell Phone \_\_\_\_\_  
Alt. Phone \_\_\_\_\_  
Email \_\_\_\_\_  
Soc Sec # \_\_\_\_\_  
Birth Date \_\_\_\_\_  
Driv. Lic.# \_\_\_\_\_ St \_\_\_\_\_  
Current Landlord \_\_\_\_\_  
Phone \_\_\_\_\_  
Length of Residence \_\_\_\_\_ Rent \$ \_\_\_\_\_  
Are you in good standing with Landlord? Y or N  
Given Current Landlord 30 Days Notice? Y or N

**Everyone UNDER 18 years of age, who will be residing at the Property:**

Name	Birth date	Soc. Sec. #	Relationship to Applicant
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

**Emergency Contact**

Name \_\_\_\_\_  
Relationship \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City/State \_\_\_\_\_

Name \_\_\_\_\_  
Relationship \_\_\_\_\_  
Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City/State \_\_\_\_\_

**Please List ALL Vehicles to be parked on or around Premises on a daily basis:**

Make	Model	Color	Year	License #	State
1. _____	_____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____	_____

**Reason for moving:** \_\_\_\_\_

**How were you referred to 1<sup>st</sup> Alliance Real Estate?** \_\_\_\_\_

**Do you owe money to any prior Management Companies or Landlords (if yes, please explain):** \_\_\_\_\_

**Do you have a Pet\*?** No \_\_\_\_\_ Yes \_\_\_\_\_ type, age, weight \_\_\_\_\_

\*(NOTE: A \$200 non-refundable pet deposit is required per pet **IF PET IS APPROVED BY OWNER.**)

**Employment** - (Please Attach Current Proof of Income)

**Primary Employment:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Direct Supervisor \_\_\_\_\_  
Position \_\_\_\_\_  
Date of Hire \_\_\_\_\_ Monthly Income \_\_\_\_\_

**Secondary Employment:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Direct Supervisor \_\_\_\_\_  
Position \_\_\_\_\_  
Date of Hire \_\_\_\_\_ Monthly Income \_\_\_\_\_

**Additional Income Source:**

Child Support/Month \$ \_\_\_\_\_  
Disability/Social Security/Month \$ \_\_\_\_\_  
Other \_\_\_\_\_/Month \$ \_\_\_\_\_  
\_\_\_\_\_

**Primary Employment:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Direct Supervisor \_\_\_\_\_  
Position \_\_\_\_\_  
Date of Hire \_\_\_\_\_ Monthly Income \_\_\_\_\_

**Secondary Employment:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ St \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_  
Direct Supervisor \_\_\_\_\_  
Position \_\_\_\_\_  
Date of Hire \_\_\_\_\_ Monthly Income \_\_\_\_\_

**Additional Income Source:**

Child Support/Month \$ \_\_\_\_\_  
Disability/Social Security/Month \$ \_\_\_\_\_  
Other \_\_\_\_\_/Month \$ \_\_\_\_\_  
\_\_\_\_\_



**Return Completed Application to:**

307 S. Lincoln Ave, O'Fallon, IL 62269

Office: 618-632-4999

**MINIMUM REQUIREMENTS**

- No Prior Evictions
- No Money Owed to Prior Landlord
- Minimum FICO Score of 575
- Clean Criminal Background (excluding traffic citations)
- Income Greater Than Three Times Rental Rate
- No Outstanding Bills With Utility Companies

Desired Move-In Date: \_\_\_\_\_ Unit Address: \_\_\_\_\_

# FOR OFFICE USE ONLY:

## BACKGROUND INFO:

- Income verified, 3x gross (before taxes), copy of check stub
- Picture of State ID, copy
- Paid for Application
- Previous Landlord Recommendation: \_\_\_\_\_  
\_\_\_\_\_
- Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## APPLICATION STATUS:

- Date \_\_\_\_\_
- Declined
  - Credit
  - Collection
  - Income
  - Criminal
  - Other \_\_\_\_\_  
\_\_\_\_\_
- Approved
  - 1x Deposit
  - 1.5x Deposit
  - 2x Deposit
- Specials: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## CREDIT REPORT INFO:

FICO Score: \_\_\_\_\_  
 # Positive: \_\_\_\_\_  
 # Negative: \_\_\_\_\_  
 # Judgment: \_\_\_\_\_  
 # Collection: \_\_\_\_\_  
     # Medical: \_\_\_\_\_  
     # \_\_\_\_\_: \_\_\_\_\_  
 Utilities Owed \$: \_\_\_\_\_

## CRIMINAL INFO:

◆ #Misdemeanor: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ◆ #Felony: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 ◆ Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Unit Address: \_\_\_\_\_

Rent Amount \$ \_\_\_\_\_ Full Deposit Amount \$ \_\_\_\_\_ Lease Signing Date: \_\_\_\_\_

Hold Amt \$ / Paid On \_\_\_\_\_ Hold through: \_\_\_\_\_

Rental Amount: \_\_\_\_\_  
 Days in month: ÷ \_\_\_\_\_  
 Lease begin date: × \_\_\_\_\_  
 Pro-Rated Credit: = \_\_\_\_\_  
 Rental Amount: \_\_\_\_\_  
 Pro-Rated Credit: - \_\_\_\_\_  
 Pro-Rated Rent: =

Deposit Amount: \_\_\_\_\_  
 Pro-Rated Rent: + \_\_\_\_\_  
 Move-in Special: - \_\_\_\_\_  
 Occupancy Permit: + \_\_\_\_\_  
 \$ Amount to Move In: =

