

It is agreed and understood that by submitting this application, I understand and agree with the following terms:

1. This application is not a rental agreement, contract or lease. It is subject to approval of owner or managing agent.
2. Apartments are rented on a first come, first serve basis.
3. If applicant withdraws applications prior to lease signing or application is denied, a \$100 application fee per applicant will be deducted from the deposit before it is returned.
4. If application is approved and a lease is signed, and applicant later decides not to execute the lease, Landlord will attempt to mitigate applicant's damages. Only after the apartment is re-rented will Landlord refund any monies paid, minus costs, including future lost rent. Applicant is responsible for all rental payments due under the terms of the contract until the apartment is re-rented.
5. Landlord retains the option to reject applications in the event of any of the following:
 - a. Applicant supplied information can not be verified and/or signed lease guarantee and payment plan are not returned to Landlord's office within 5 days from Landlord's first contact attempt. (Security deposit would be refunded within 10 business days from rejection notification minus \$100 fee per applicant)
 - b. All applicants have not signed all necessary lease documents within 3 business days of applicant's notification from Landlord of application approval. (Security deposit would be refunded within 10 business days minus \$100 fee per applicant)
6. This application gives authorization for investigation of information listed herein.
7. The following fees will be charged for any modifications of lease documents:
 - a. Between applying and signing lease: \$50/occurrence.
 - b. Post lease signing:
 - i. Rewrite Lease and Attachments \$300
 1. Landlord may be unable to accommodate requests received 45 days or less prior to commencement of lease. If request is able to be accommodated, this fee increases to \$600.
 - ii. Rewrite Apartment Payment Plans due to roommate rent breakdown change- \$25/per plan
8. Landlord will provide basic cable and internet.

Only applicable if applying for apartment:

1. All applications for an apartment must be submitted together along with payment totaling the equivalent of one month's rent for the security deposit.
2. Tenant is responsible to pay heat & electric to MidAmerican, \$20/month/person to Landlord for water & sewer.
3. Designated apartment representative will have the entire security deposit placed in their account and it will be written into the lease to have it returned to them at their guarantor's address. Any repair bills throughout the lease term will be placed in their account.

Only applicable if applying for bedroom:

1. Application must be submitted along with payment totaling the equivalent of one month's rent for the security deposit.
2. Tenant is responsible to pay to Landlord: \$50/month for water, sewer, gas, electric.
3. I will complete a roommate match form to help facilitate roommate matching. I understand that I cannot be guaranteed placement with roommates who meet this criteria and that roommate issues are not considered grounds to terminate my lease agreement. I also understand that this information may be shared with potential roommates.

Applicant Signature

Date

FOR LEASING AGENT USE ONLY

FOR OFFICE USE ONLY

Date Received: _____ Rental Agent: _____

Security Deposit Payment By: _____ with check # _____ in the amt of \$ _____

Approved: _____ Denied: _____ Withdrawn: _____