

443STOP.com, LLC

33 E. Broadway, Suite 150 ♦ Columbia, MO 65203 ♦ PH: (573) 442-RENT ♦ FAX: (573) 449-3101 ♦ www.443stop.com

LEASE APPLICATION

Non-refundable, non-applicable fee of \$30 is to be paid upon submittal of this application. This is not a lease - it is a lease application.
Individuals and Unmarried couples must apply separately. Please see next page for privacy policy.

Date: _____ Preferred Date for Lease to Start: _____ Rental Unit: _____

APPLICANT NAME: First _____ Middle _____ Last _____

Cell Ph# (_____) _____ - _____ Home Ph# (_____) _____ - _____ Work Ph# (_____) _____ - _____ License Plate#/Model _____

Current Address _____ Previous Address _____

Current Landlord _____, Number _____ Previous Landlord _____, Number _____

Driver Lic# & State _____ Email Address (This will be your username to login to 443stop.com) _____

Birth Date _____ SS # _____ Applicant's Bank _____ Account # _____

Employer Name _____ Supervisor's Name _____ Ph# (_____) _____ - _____

Length of Employment _____ Position Held _____ Gross Monthly Income _____ (____ Part Time) or (____ Full Time)

CO-APPLICANT NAME: First _____ Middle _____ Last _____

Cell Ph# (_____) _____ - _____ Home Ph# (_____) _____ - _____ Work Ph# (_____) _____ - _____ License Plate#/Model _____

Current Address _____ Previous Address _____

Current Landlord _____, Number _____ Previous Landlord _____, Number _____

Driver Lic# & State _____ Email Address (This will be your username to login to 443stop.com) _____

Birth Date _____ SS # _____ Applicant's Bank _____ Account # _____

Employer Name _____ Supervisor's Name _____ Ph# (_____) _____ - _____

Length of Employment _____ Position Held _____ Gross Monthly Income _____ (____ Part Time) or (____ Full Time)

Emergency Contact
Person & Relation _____ Home Ph# (_____) _____ - _____ Other Ph# (_____) _____ - _____

Permanent Address of Emergency Contact (City, State, Zip) _____

of Occupants _____ Relationships & Ages _____ Do You Have a Pet (____ Yes) (____ No) If Yes, Describe _____ Weight _____

Will you receive rental or payment assistance: Gov or Sec 8 (____ Yes) (____ No) or Parent or Org (____ Yes) (____ No) If yes, from where? _____

Dates at current address _____ Rent Amt\$ _____ Written Lease (____ Yes) (____ No) Have you fulfilled obligations of lease (____ Yes) (____ No)

Dates at previous address _____ Rent Amt\$ _____ Written Lease (____ Yes) (____ No) Have you fulfilled obligations of lease (____ Yes) (____ No)

Name of College Attending _____ (____ Fresh) (____ Soph) (____ Jr) (____ Senior) (____ Graduate School) Major: _____

Does any applicant smoke (____ Yes) (____ No) **Have you:** refused to pay rent (____ Yes) (____ No), or been evicted/sued for non rent payment (____ Yes) (____ No), or been convicted of a felony or misdemeanor (____ Yes) (____ No) If any are yes, please explain _____

I declare the foregoing to be true and under penalty of perjury. I agree that Landlord may terminate any agreement entered into in reliance on any misstatement made above. Authorization is hereby given to Landlord to obtain my credit report and inquire about my employment, wages, references, criminal record and past rental history. We will require two forms of Identification, at least one with your photo. The security deposit is to be paid upon signing the Lease.

Applicant _____ Date _____

Co-Applicant _____ Date _____

PRIVACY NOTICE: 443 STOP.com, L.L.C collects certain personal information from applicants on its application forms for renting housing. As a part of the application process, we also obtain a credit report from one of the major credit bureaus, which is attached to the application. Neither the application, nor the credit report, nor the information therein is sold, distributed or communicated to other parties outside 443 STOP.com, L.L.C. It is used only for purposes associated with the application process and any lease that may result from our application. There are exceptions to the non-disclosure of information: since we are a rental agency, the information may be given to the actual owner of the property. It may also be given to the new owner if the rental property is sold during the applicant's occupancy. Also, the information may be given to our attorneys, courts, collection agencies, process servers and law enforcement officers in connection with disputes between landlord and tenant or criminal investigations. We also may be required by law to disclose information if we are subpoenaed, such as a divorce case involving one or both spouses as tenants. Please be assured the information we obtain from you is used for business relationship purposes and other lawful purposes where disclosure is required.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- Seller's Limited Agent
- Landlord's Limited Agent
- Buyer's Limited Agent
- Tenant's Limited Agent
- Sub-Agent
- Disclosed Dual Agent
- Designated Agent
- Transaction Broker
- Other Agency Relationship

Broker or Entity Name and Address

443STOP.com, LLC
33 E Broadway, Suite 150
Columbia, MO 65203
Ph: 573 443-STOP or 573 442-RENT

MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees, it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

Prescribed by the Missouri Real Estate Commission as of January, 2005

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, *to exercise reasonable skill and care for the seller or landlord, and to promote the interest of the seller or landlord* with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, *to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant* with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate.
- Seller/Landlord will accept less than the asking price or lease rate.
- Either party will agree to financing terms other than those offered.
- Motivating factors for any person buying, selling or leasing the property.
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties.
- Exercise reasonable skill and care.
- Present all offers in a timely manner.
- Keep **all** parties fully informed.
- Account for all money and property received.
- Assist the parties in complying with the terms and condition of the contract.
- Disclose to each party of the transaction any adverse material facts known by the licensee.
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price.
- Seller/Landlord will accept less than the asking or lease price.
- Motivating factors of the parties.
- Seller/Buyer will accept financing terms other than those offered.

At transaction broker has not duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party.
- Conduct and independent investigation of the buyer's financial condition.