

Bluegrass Cottages

Application for Lease 8/20

Property Address _____

Move-in Date _____ Monthly Rent _____ Years of lease requested _____

Please read this before you apply. We will **not** accept your application if

- any of the applicants are registered sex offenders.
- any of the applicants have previously had eviction proceedings initiated against them.
- any of the applicants have ever been convicted of a Felony involving the manufacturing, trafficking, or distribution of an illegal substance, or a felony involving property damage, injury to persons, or financial crimes. For the purposes of this application, a conviction includes any conviction, guilty plea, Alford plea, no contest plea, or any final adjudication other than “not guilty”.
- If any false statements or omission of facts are discovered in the application, the application will be rejected. If any false statements or omission of facts are discovered after the fact, the lease will default and all the applicants will be evicted.

Automobiles: Most of our homes are located in communities where deed restrictions or city ordinances prohibit continual street parking, or blocking the sidewalk. Before you apply, please check to see if this house has parking restrictions. We also require that you park any automobiles with damage, rust, missing parts or worn out paint in the garage. Commercial vehicles or vehicles with signage must be parked in the garage.

Make/Model/Year Auto: _____

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PETS: We do not allow the following breeds (either full or mixed breeds)

American Pit Bull	Rottweiler	German Shepherd	Any Mastiff Breed
Staffordshire Terrier	Chow Chow	Siberian Husky	Alaskan Malamute
American Bulldog	Akita	Presa Canario	Wolf Hybrid
Doberman Pinscher	Great Dane	Amstaff Bulldog	Saint Bernard

Additionally, no ferrets, rabbits, rats, mice, chickens, or snakes of any kind are allowed.

It is a violation of the lease if the police have to be called twice for barking dogs. We charge a fee of \$25 per pet per month.

Type/breed of Pet _____ Weight _____

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We gladly allow Assistance Animals as an accommodation for qualified tenants with disabilities. However, pursuant to Kentucky Law, providing false information in an attempt to obtain an Assistance Animal in housing is punishable by a fine of \$1000.

Applicant #1 (full legal name) _____

Social Security # _____ Date of Birth _____

Phone Numbers (H) _____ (W) _____

(Cell) _____ Email _____

Current Address _____ City _____
County _____ Zip _____

If renting, landlord **and phone number** _____

Previous Address _____ City _____
County _____ Zip _____

If renting, landlord **and phone number** _____

Employer/Position/Salary _____

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Applicant #2 (full legal name) _____

Social Security # _____ Date of Birth _____

Phone Numbers (H) _____ (W) _____

(Cell) _____ Email _____

Current Address _____ City _____
County _____ Zip _____

If renting, landlord **and phone number** _____

Previous Address _____ City _____
County _____ Zip _____

If renting, landlord **and phone number** _____

Employer/Position/Salary _____

Please List all persons who will reside at this address **(include age and relationship)**:

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- Has any applicant filed for bankruptcy? _____ If yes, who and when was it discharged? _____
- Has any applicant ever been convicted* of a felony? If yes, please explain.
• _____

- Has any applicant ever been convicted of a misdemeanor other than traffic violations?

- Has any applicant ever had eviction proceedings initiated against them?

- Has anyone who will be living at the home ever been convicted* of a crime of a sexual nature? _____

ANY ANSWER OTHER THAN YES (OR NON-ANSWER) TO THE ABOVE QUESTIONS WILL BE DEAMED TO BE NO. IF YOU LEAVE IT BLANK OR ANSWER N/A, IT WILL BE THE SAME AS SAYING NO.

*For the purposes of this application, a conviction includes any conviction, guilty plea, Alford plea, no contest plea, or any final adjudication other than not guilty.

If the application is accepted, all residents over the age of 17 will be required to submit a photo id. This can be a driver's license, passport, or Kentucky ID card.

If you would like a copy of the lease before applying, please ask. You can see more information about our rules, the application process, and the required deposit at **RentLex.com**

Our lease requires you to have renters insurance with liability insurance of \$250K.

If the deposit check is presented with this application, the undersigned agrees (if approved) to lease the home described above. Undersigned understands that if approved, the deposit check will be deposited or cashed after said approval. In the event that undersigned does not enter into a lease for the above property within three days after application, the deposit will be forfeited to landlord as liquidated damages and landlord will be free to release the

home. If the application is denied, the deposit check will be returned to the applicant within 3 days.

If the deposit check is not presented with this application, the landlord has no obligation to lease to the applicant and the landlord reserves the right to lease to others. In addition, the landlord may raise the rent price, or take the home off the market at any time.

Applications presented with the deposit check get priority.

If the application is within 30 days of initial occupancy or the average credit score of the Applicants is below 700, landlord reserves the right to request certified funds for either the deposit and/or first months rent.

The Fair Credit Reporting Act requires applicants to be notified of the reason(s) of a credit denial or adverse credit decision. If the application is made by multiple parties, we will notify all the applicants as to why an adverse credit decision was made. If you do not want credit history discussed with the other applicants, please say so in writing on the bottom of this page.

Applicants grant Landlord permission to check credit, criminal, employment, background, and rental history. By signing below, applicant acknowledges they have read and truthfully filled out all four pages of this application.

Applicant one

Date

Applicant two

Date

Please make the deposit check out to Bluegrass Cottages, Inc.

There is a \$25 per adult credit check fee.

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