Date \_\_\_\_\_\_\_\_\_\_\_\_\_

Apt# \_\_\_\_\_\_\_\_\_\_\_\_\_

App Fee \_\_\_\_\_\_\_\_\_\_

Hold Fee \_\_\_\_\_\_\_\_\_

Rent \_\_\_\_\_\_\_\_\_\_\_\_\_

M/I Date \_\_\_\_\_\_\_\_\_\_

 Leman Property Management Co.

1025 Florence Ave., Pekin, IL 61554 P: 309-346-4159 F: 309-346-5108 [www.LemanProperties.com](http://www.LemanProperties.com) Leasing@LemanProps.com or Marketing@LemanProps.com

We look forward to helping you find your next home within our LPMCO communities.

Please take a few minutes to review the following information regarding our application process.

Application fee is **$25/per person age 18 years or older**. This fee is non-refundable after the credit & criminal check is completed even if you are denied or an apartment is not available at the time you request it. Before your application can be processed, we will need proof of income, please include your last **three pay statements**.

**Security deposit is based on Credit Scores:**

* 700+: refundable deposit equal to 50% of one month’s rent (market value).
* 550-699: refundable deposit equal to 1 month’s rent.
* 485-549: refundable deposit equal to 2 month’s rent.
* 484 or below: will be denied.
* If applicant has no credit history: refundable deposit equal to 1 month’s rent.
* If applicant has no Social Security: refundable deposit equal to 1 month’s rent.

**You could be denied if:**

* You have a criminal background (including but not limited to):
1. Convicted felon not released from parole.
2. Currently on probation.
3. Charged with any violent crime, involving weapon, or against a child(ren). Registered Sex Offenders will be automatically denied.
4. Conviction for any drug related activity.
5. Any felony/misdemeanor pending court cases.
6. More than two arrests within the past 5 years of application date (not including traffic)
7. Any negative landlord response, including balances owed within the last seven years.
* Rent is more than 40% of gross income.
* You have any unpaid charges to utility companies (electric, gas, water, etc.).
* You falsify any information on the application.
* This application is good for 90 days from the date that it was returned to the office. If you wish to move in after the 90 days, we will need to process the application again and will require another application fee of $25 per applicant.

**INITIAL\_\_\_\_\_\_\_\_\_\_\_\_** (05.22.23)

 Leman Property Management Co. 

|  |
| --- |
| Applicant Information (include previous 7 years rental history) |
| Name: (List Any Other Names, Alias, Maiden) |
| Date of birth: | SSN: | Phone: |
| Current address: | Own Rent (please circle) |
| City: | State/ZIP: | Email: |
| Current Landlord Name/Number: | Reason for leaving: |
| Monthly Rate:  | Move in Date:  | Moving out Date: |
|  |  |  |
| Previous address: | Own Rent (please circle) |
| City: | State/ZIP: |
| Landlord Name/Number:  | Reason for leaving:  |
| Monthly Rate: | Move In Date: | Move Out Date: |
|  |  |  |
| Previous address: | Own Rent (please circle)  |
| City: | State/ZIP: |
| Landlord Name/Number: | Reason for leaving:  |
| Monthly Rate: | Move In Date:  | Move Out Date: |
|  |  |  |
| Previous address: | Own Rent (please circle) |
| City: | State/ZIP: |
| Landlord Name/Number: | Reason for leaving: |
| Monthly Rate: | Move In Date: | Move Out Date: |
| Employment Information |
| Current employer: |
| Employer address: | Start Date: |
| City | State/ZIP: | Phone: |
| Supervisor: | Position:  |
| Hours per week:  | Gross Income: (please circle) Hourly Weekly Monthly Annually |
| Other Income:  |
| Co-applicant Information (include previous 7 years rental history) |
| Name: (List Any Other Names, Alias, Maiden) |
| Date of birth: | SSN: | Phone: |
| Current address: | Own Rent (please circle) |
| City: | State/ZIP: | Email: |
| Current Landlord Name/Number: | Reason for leaving: |
| Monthly Rate:  | Move in Date:  | Moving out Date: |
|  |  |
| Previous address: | Own Rent (please circle) |
| City: | State/ZIP: |
| Landlord Name/Number:  | Reason for leaving:  |
| Monthly Rate: | Move In Date: | Move Out Date: |
|  |  |  |
| Previous address: | Own Rent (please circle)  |
| City: | State/ZIP: |
| Landlord Name/Number: | Reason for leaving:  |
| Monthly Rate: | Move In Date:  | Move Out Date: |
|  |  |  |
| Previous address: | Own Rent (please circle) |
| City: | State/ZIP: |
| Landlord Name/Number: | Reason for leaving: |
| Monthly Rate: | Move In Date: | Move Out Date: |
|  |  |  |
| Co-applicant Employment Information |
| Current employer: |
| Employer address: | Start Date: |
| City | State/ZIP: | Phone: |
| Supervisor: | Position:  |
| Hours per week:  | Gross Income: (please circle) Hourly Weekly Monthly Annually |
| Other Income:  |
|  |
| Total of individuals to live in the unit:  |
| Name:  | DOB: |
| Name:  | DOB: |
| Name: | DOB: |
| Name: | DOB: |
| Name: | DOB: |
|  |
| Do you own any pets? YES NO |
| CAT: Y N how many? | DOG: Y N how many? | BREED: |
|  |

**THIS SECTION MUST BE COMPLETED**

The information provided by me, in this application, is true and complete to the best of my knowledge. Leman Property Management Co. is hereby authorized to conduct any investigation of my personal history and/or credit, criminal history, landlord reference(s), employment and/or financial records subject to the provisions of the Fair Credit Reporting Act.

I understand, authorize, and direct any agent, business, organization (federal, state, and local agency) to release and/or verify any information which is deemed necessary in connection with the processing of this application for residency at any property managed by Leman Property Management Co.

I am aware that I must pay a $25 application fee and sign below before my application can be processed. I understand this fee is non-refundable and will not be refunded even if the application is denied.

|  |  |  |  |
| --- | --- | --- | --- |
| **Name (print)** | **Signature** | **Social Security Number** | **Date** |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |

 Leman Property Management Co., appreciates your consideration to reside here. If you require any accommodations, please identify your need here:

 Leman Property Management Co., is an equal opportunity company. We do not discriminate against individuals because of race, color, religion, creed, ethnicity, national origin, physical challenges, sex, or familial status. We do not discriminate based on membership in a class, such as income status, students, roommates, marital status, or single parent households.