MONTLACK MANAGEMENT, INC./THE MONTLACK MANAGEMENT LIMITED PARTNERSHIP ("Owner")* 2835 Mayfield Road, Suite 103, Cleveland Heights, Ohio 44118, Phone (216) 320-5800, Fax (216) 320-5801 Email: info@montlack.com <u>RENTAL APPLICATION, PRE-RENTAL AGREEMENT AND</u> <u>AUTHORIZATION TO OBTAIN CONSUMER REPORTS</u>

RENTAL APPLICATION

LEASING INFORM	ATION (To be complete	d by Owner's Leasii	ng Agent and reviewed by each Applicant
PREMISES ADDRE	SS		Lease Term
Suite #	Date Available	Move-In	Prorated Rent \$
Monthly Rent \$	Security De	posit \$	Pet Deposit \$
Parking Assignment		Garage Door	Transmitter Deposit \$
	ORMATION (To be cor		t #1) Date of Birth
Soc. Sec. No	Т	elephone No. (with	area code)
Email Address			
Present Residence			
	(include suit	te #)	City/State/Zip
How long?	_ If renting, Landlord & I	Phone #	
Applicant's Present//	Anticipated Employer/Co	ollege	
Employer/College A	ddress		
Position	Dept.	Superv	isor
			Length of Employment
Present/Anticipated	Monthly Income \$	(gross)	
	ent, field of study		
In Case of Emergen Address	cy Contact:		Relationship

Have you or any other person intending to reside at the Suite ever been convicted of using, dealing or manufacturing illegal drugs? _____ Yes; ____ No. Are you or any other person intending to reside at the Suite addicted as a result of current, illegal use of a controlled substance? ____ Yes; ____ No. Are you or any other person intending to reside at the Suite subject to any required registration for "sex crimes"? ____ Yes; ____ No.

If you answered "yes" to any of the above questions, please explain each such answer:

Please tell us how you heard of us:

*As used in this Rental Application and attached Pre-Rental Agreement And Authorization to Obtain Consumer Reports, "Owner" refers to Montlack Management, Inc. **or** The Montlack Management Limited Partnership, as marked and indicated directly above the Leasing Agent signature line at the conclusion of the Pre-Rental Agreement And Authorization To Obtain Consumer Reports.

APPLICANT #2 INFORMATION (To be completed by Applicant #2)				
Applicant's Name		Date of Birth		
Soc. Sec. No.	Telephone No. (with area code)			
Email Address				
How long?	(include suite #) _ If renting, Landlord & Phone #	City/State/Zip		
Applicant's Present//	Anticipated Employer/College			
Employer/College Ad	ddress			
Position	Dept.	_ Supervisor		
Employer/College Ph	none #	_ Length of Employment		
Present/Anticipated	Monthly Income \$	(gross)		
	ent, field of study aduation			
		Relationship Phone #		

Have you or any other person intending to reside at the Suite ever been convicted of using, dealing or manufacturing illegal drugs? _____ Yes; _____ No. Are you or any other person intending to reside at the Suite addicted as a result of current, illegal use of a controlled substance? _____ Yes; _____ No. Are you or any other person intending to reside at the Suite subject to any required registration for "sex crimes"? _____ Yes; _____ No.

If you answered "yes" to any of the above questions, please explain each such answer:

TO BE COMPLETED BY ANY APPLICANT

Minor Children Residing with App full-time basis):	licant(s) –	(including ea	ach child who may stay in the suite on less than a
NAME	SEX	AGE	RELATIONSHIP TO APPLICANT(S)
Motor Vehicles in Household:			

Make	Model	Year	Plate No.	State
Make	Model	Year	Plate No.	State

If you own or keep any pet(s) describe each: _____

Please provide a copy of your photo ID.

GUARANTOR #1 INFORM	ATION (To be completed by G	uarantor #1)
Guarantor's Name		Soc. Sec. No
Date of Birth	Telephone No	
Residence		
	(include suite #)	City/State/Zip
Employer's Address		
		Position
Monthly Income \$	(gross)	
GUARANTOR # 2 INFORM	ATION (To be completed by G	uarantor #2)
Guarantor's Name		Soc. Sec. No
Date of Birth	Telephone No	
Residence		
	(include suite #)	City/State/Zip
Employer's Address		
		Position
Monthly Income \$	(gross)	
GUARANTOR # 3 INFORM	ATION (To be completed by G	uarantor #3)
Guarantor's Name		Soc. Sec. No
Date of Birth	Telephone No.	
Residence		
Email Address	(include suite #)	City/State/Zip
Monthly Income \$		

PRE-RENTAL AGREEMENT AND AUTHORIZATION TO OBTAIN CONSUMER REPORTS

Montlack Management, Inc./The Montlack Management Limited Partnership ("Owner")* and each undersigned Applicant and Guarantor, hereby represent and agree as follows:

- (1) Applicant hereby applies to lease the premises at the rent and upon the conditions described in the "Leasing Information" paragraph of the attached Rental Application, and deposits \$_____ as earnest money to be retained by Owner* or refunded to Applicant, as provided in this Pre-Rental Agreement.
- (2) Each Applicant and Guarantor certifies that all information provided by him/her in the foregoing Rental Application is true and complete, and each understands that Owner* relies on such certification in accepting/ rejecting his/her application
- (3) If all the information provided by Applicant and Guarantor is true and complete, and if the application is not Approved or accepted by Owner*, the above-described earnest money will be refunded, each Applicant and Guarantor hereby waiving any claim for damages by reason of nonacceptance.
- (4) Each Applicant and any Guarantor has reviewed the information set forth in the "Leasing Information" paragraph referenced above; and if so requested, has been shown a copy of the lease and guaranty forms offered by Owner*; and each further agrees that (a) upon approval and acceptance of his/her application by Owner*, each Applicant and Guarantor will execute a lease and guaranty, respectively, consistent with information in such "Leasing Information" and forms; (b) thereupon, the above-described earnest money will become a security deposit and be held by Owner* during Applicant's tenancy subject to the terms and conditions of such lease; and (c) if any Applicant and any Guarantor fails to execute such lease and guaranty, respectively, the above-described earnest money will be retained by Owner* as liquidated damages in compensation for any rent loss, advertising costs, administrative expenses and other damages incurred by Owner* resulting from breach of this Pre-Rental Agreement.
- (5) In addition to the above-described earnest money, Applicant hereby pays to Owner* \$30.00 as and for application processing fee, which fee (a) does not constitute any part of rent, security deposit or other deposit as described in the paragraph entitled "Leasing Information" and (b) shall not, under any circumstances, be refunded to Applicant.
- (6) Each Applicant and Guarantor (a) authorizes Owner* to obtain consumer reports and other information that Owner* deems necessary for the purposes of Owner's evaluation of the attached Rental Application, skip-tracing and recovery of funds due Owner*; (b) understands that such information may include, but is not limited to, credit history, civil and criminal information, arrest records, rental history, employment/salary details, vehicle records, other asset records and other necessary information; (c) understands that subsequent consumer reports may be obtained and utilized in connection with updates, renewals, extensions and/or collections with respect to the rental or lease of a residence for which such Rental Application is made; (d) expressly releases Owner* and any procurer or furnisher of information from any liability whatsoever in the use, procurement or furnishing of such information; and (e) understands that information in such Rental Application may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.

□ The Montlack Management Limited Partnership

By:			
Leasing Agent	Date	Applicant/Guarantor	Date
Applicant/Guarantor	Date	Applicant/Guarantor	Date
Applicant/Guarantor	Date	Applicant/Guarantor	Date