

Locus Real Estate Advisors, Inc
Property Management Program
1501 S. Main Street, Kannapolis, NC 28081
Phone (704)796-7460 Fax (704)934-2225

LEASE/CREDIT APPLICATION AND ADDENDUM

The undersigned is applying for a lease and credit with Locus Real Estate Advisors, Inc. or its affiliates ("Company"), and agrees to abide by the terms herein and the rules and regulations of lease agreement. This application is considered an addendum of the lease. This application is subject to the approval of the company and the landlord. Any references use in this application will be contacted and your personal information will be discussed.

Please fill in the information completely and do not leave any questions unanswered.

Information entered is found to be false is grounds for denial, eviction or legal action.

Application Date: _____ **Best Phone number to reach you:** _____

Applicant's Name: _____ SS# _____

Applicant's Spouse or significant other: _____ SS# _____

Marital Status: _____ Children: 1. Age ___ Sex ___ 2. Age ___ Sex ___ 3. Age ___ Sex ___ 4. Age ___ Sex ___

Current Address: _____ NC, Zip _____

Current Landlord: _____ Phone: _____

Have you ever been evicted? _____ Why? _____

Have you ever been arrested? _____ Why? _____

Are you or anyone in your household a registered sex offender? _____ Explain: _____

Current Employer: _____ Phone: _____

Address: _____ NC, Zip _____ Employment Dates: _____

Wages: _____ Other Income: _____

Previous Employer: _____ Phone: _____

Address: _____ NC, Zip _____ Employment Dates: _____

Spouses Employer: _____ Phone: _____

Address: _____ NC, Zip _____ Employment Dates: _____

Closest Relative not living with you: _____ Phone: _____

Address: _____ NC, Zip _____ Employment Dates: _____

List Automobiles Make/Year/Tag# _____ & _____

Bank: _____ Checking Acct. _____ Savings Acct. _____

Branch: _____ Phone: _____

The following references are people you currently owe money to:

Credit Reference Name: _____ Phone: _____

Credit Reference Name: _____ Phone: _____

Credit Reference Name: _____ Phone: _____

The following references are people who know you, who you have not worked for or are not related to you:

Personal Reference Name: _____ Phone: _____

Personal Reference Name: _____ Phone: _____

Personal Reference Name: _____ Phone: _____

I declare that the above information is true, correct and complete and is given to induce the Company to lease a property to me. I authorize the Company to make such credit investigation as the Company sees fit, including contacting the above references. I understand that the Company will reasonably rely on the truthfulness of all my responses herein in allowing me to rent a property. If a property is leased to me, I understand that the lease will be for month to month and that the following rules apply:

- All rents are due on the first day of the month.
- Eviction notices will be served if monthly rent is not paid by the tenth day of the month or if there are other violations of the rules. If evicted, I still owe any uncollected monies.
- There will be late fee of \$35 charged for any payments received after the fifth of the month.
- Drugs, threats and violence are prohibited on the property and are grounds for immediate eviction.
- I must keep my property clean inside and out.
- I hereby waive notice of eviction if I violate these rules or fail to pay my rent on time.
- If I break the lease or do not give sufficient notice of lease termination, I will forfeit all of my deposit.
- If I do not clean the premises upon termination of the lease (including yard maintenance) to the company's satisfaction, I will be charged with a \$500.00 cleaning fee.
- Animals are not allowed, unless specifically described in the contract.
- Heaters and grills of any kind are not allowed within 10 feet of any buildings and I agree there will be no smoking inside any buildings.
- No indoor furniture shall be stored or used outside and trash receptacles must be kept out of sight after my designated pick up day.
- I agree to monthly inspections of the property giving access to all areas upon notice. I will not place any locks on the property nor will I restrict access to the Company at any time.
- I agree to promptly contact the Company with any problems or issues with the property.

I have read the terms and conditions stated in this lease addendum and agree to all of those terms and conditions.

Printed name:

Signature:

Date:

Co-Applicant's printed name:

Signature:

Date:

For Landlord use only:

Security deposit amount: _____ Date paid: _____

Move-in date: _____