

LEASING AGENT:

Turner Strategy Group LLC
P.O. Box 14507
Mill Creek, WA 98082
Email: Sales@tsgnw.com
Phone: 877-332-7102

This Application is made to Lease, With Option To Purchase:
12414 46th DR SE
Everett, WA 98208

Desired date of occupancy: _____
Desired length of occupancy: _____
Reason for moving: _____

TERMS of Lease Option:

See Lease Option Addendum for Lease Option Details
LEASE OPTION CONTRACT MUST BE SIGNED SEPARATELY UPON APPROVAL

The monthly rent will be \$1,550.00 payable in advance.
The following deposits will be required upon Lease signing:
- First Months Lease payment of \$1,550.00
- Lease Option Deposit \$8,400.00

The total amount of \$9,900.00 shall be due upon signature of the lease.

The Applicant understands that if this Application is accepted and the Applicant fails to comply with the Lease terms at any time, all deposits made will be forfeited as liquidated damages and therefore non-refundable.

It is also understood that if the Application is not accepted by the landlord or if the premises are not ready for occupancy on the beginning date, specified above, the deposit shall be returned to the Applicant upon the Applicant's request.

CREDIT CHECK:

The Applicant understands that the Landlord may perform a credit check to verify the Applicant's credit references and credit history in connection with the processing of this Rental Application.

A non-refundable credit report fee of \$35.00 is due with this application.

APPLICANT INFORMATION

Name: _____

Name: _____

No. of occupants: Adults: _____ Children: _____

Water bed: Yes _____ No _____

Smokers: Yes _____ No _____

Pets: Yes _____ No _____ Type of pet: _____

PRESENT ADDRESS: _____

How long at present address: _____

Home Phone No.: _____

Landlord's Name: _____

Phone No.: (____) _____

Current rent payment: _____

PRIOR ADDRESS: _____

How long at prior address: _____

Landlord's Name: _____

Phone No.: (____) _____

Rent payment: _____

Reason for moving: _____

Social Security No.: _____ - _____ - _____ (Required for credit check)

Driver's License No. : _____

Vehicle Model: _____ Year: _____

License No.: _____

Vehicle Model: _____ Year: _____

License No.: _____

SOURCES OF INCOME:

Wages	\$ _____
Salary	\$ _____
Commission	\$ _____
Tips	\$ _____
Gov't assistance	\$ _____
Child support/Alimony	\$ _____
Other (Explain Below)	\$ _____

CURRENT EMPLOYER:

Employer: _____	
Position: _____	How long: _____
Supervisor: _____	Business Phone: (____) _____
Annual Income: _____	Start Date _____ End Date _____

PRIOR EMPLOYER:

Employer: _____	
Position: _____	How long: _____
Supervisor: _____	Business Phone: (____) _____
Annual Income: _____	Start Date _____ End Date _____

OTHER INCOME EXPLAINED:

PERSONAL REFERENCES

NEAREST RELATIVE NOT LIVING WITH YOU:

Name: _____
Address: _____
Home Phone No.: (____) _____
Relationship: _____

PERSONAL REFERENCES:

Name: _____
Address: _____
Phone No.: (____) _____
Relationship: _____

Name: _____
Address: _____
Phone No.: (____) _____
Relationship: _____

BANK REFERENCES:

Name: _____

Branch: _____

Account No. (Last 4): _____

Name: _____

Branch: _____

Account No. (Last 4): _____

CREDIT REFERENCES:

Credit Card Name: _____

Issuing Bank: _____

Account No. (Last 4): _____ Credit limit: _____

Balance owed: _____ Monthly payment: _____

Credit Card Name: _____

Issuing Bank: _____

Account No. (Last 4): _____ Credit limit : _____

Balance owed: _____ Monthly payment: _____

Credit Purchases (e.g. store account)

Name: _____

Account No. (Last 4): _____ Credit limit: _____

Balance owed: _____ Monthly payment: _____

Do you own real estate?

Yes ____ No ____ If yes, please explain where and why you are renting:

CRIMINAL / LEGAL

Have you ever been evicted from any rental premises?

Yes ____ No ____ If yes, please explain:

Have you ever willfully and intentionally refused to pay rent when due?

Yes ____ No ____ If yes, please explain:

Are there any circumstances which may interrupt your income or ability to pay rent?

Yes ____ No ____ If yes, please explain:

Have you ever been convicted of a felony?

Yes ____ No ____ If yes, please explain:

SIGNATURE:

I represent that the information provided in this Application is true and correct to the best of my knowledge. Turner Strategy Group is authorized to verify the references and employment information given in this Application and to request a credit check.

If Lease Option Application is approved a legal binding Lease Option Contract will be drafted and must be signed and approved by both parties.

Applicant's Signature

Date

Co-Applciant's Signature

Date

IT IS AGAINST THE LAW TO DISCRIMINATE AGAINST PROSPECTIVE TENANTS ON THE BASIS OF RACE, RELIGION, NATIONAL ORIGIN, AGE, DISABILITY OR FAMILY STATUS. LOCAL OR STATE LAWS MAY INCLUDE ADDITIONAL CLASSES WHICH ARE PROTECTED FROM DISCRIMINATION IN HOUSING.

The information provided by the prospective tenant(s) may be used by Turner Strategy Group to determine whether to accept this Application. Upon written request within 60 days, Turner Strategy Group will disclose to the Applicant in writing the nature and scope of any investigation we have requested, and will, if the Application is refused, state in writing the reason for said refusal.

Accepted: _____ Refused: _____

By: _____