



GUARANTOR APPLICANT RENTAL APPLICATION

Please read the information below before completing your application.

IMPORTANT: If household income is less than 3× the monthly rent, a co-signer/guarantor application is required.

IMPORTANT: If the applicant's credit score does not meet the minimum requirement of 600, a co-signer/guarantor application is required.

WHAT TO SUBMIT WITH YOUR APPLICATION

1. Completed Application with All Signatures

All applicants 18 and older who will be occupying the unit must submit an application. The application can either be brought into the office at 4804 John Garry Drive, Columbia, MO 65203 or emailed to info@corporatelake.com.

2. Notarized Guarantor Form

Original hard copy required. No copies can be accepted.

3. Driver's License or Valid Passport Copy

We must have a copy of your driver's license/state non-driver ID or any government issued photo ID.

4. Application Fee of \$40 per applicant

(Each applicant (excluding co-signer) must fill out their own application)

5. Pet Evaluation – Required prior to move in

A veterinarian's certificate stating the breed and weight of the dog or the expected full-grown weight for a young dog must be submitted. A non-refundable pet fee of \$500 per pet will be assessed and split into five payments. The first \$100 is due with your initial rent. Three pets max allowed.

HOLDING FEE & SECURITY DEPOSIT

HOLDING FEE: Money order is the ONLY accepted form of payment for the holding fee.

The holding fee is equal to half of the total security deposit and that amount is based on the approval rating of all applicant(s). The holding fee will be applied to the security deposit once the lease has been signed.

If approved a holding fee will be due within 48 hours of approval notice.

WHERE TO SEND YOUR COMPLETED APPLICATION

Bring to: 4804 John Garry Drive, Columbia, MO 65203 OR Email to: info@corporatelake.com



GUARANTOR APPLICANT RENTAL APPLICATION

Complete all fields. Every applicant age 18 or older must complete and sign a separate application.

RENTAL PREFERENCES

Preferred Property _____ Preferred Move-in Date _____

Preferred # of BDRMS _____ Were you referred by a current resident? If so, who? _____

APPLICANT INFORMATION

Applicant's Full Name _____

Email Address _____

Phone # _____ D.O.B. _____

Social Security # _____ Driver's License # _____

State Issued _____

CURRENT ADDRESS

Current Address _____

City/State/Zip _____ How long at this address _____

Current Landlord's Name _____ Landlord's Phone # _____

Landlord's Email _____

Reason for leaving _____

PREVIOUS ADDRESS

Previous Address _____

City/State/Zip _____ How long at this address _____

Previous Landlord's Name _____ Landlord's Phone # _____

Landlord's Email _____

Reason for leaving _____



CONT. GUARANTOR APPLICANT RENTAL APPLICATION

Employment, household, pets, and screening information

GUARANTOR INFORMATION

GUARANTOR Full Name _____

Phone # _____ D.O.B. _____

Social Security # _____

Parent/Guarantor Address _____

Work Phone # _____ Cell Phone # _____

PETS

Number and type of pets _____ Breed(s) _____

Weight _____

If you have a pet, the pet evaluation and veterinarian's certificate described on Page 1 are required prior to move-in.

HOUSEHOLD

Total number of minors under age 18 living with you (full or part time) _____

Names/Relations of all occupants _____

SCREENING QUESTIONS

If any item below is marked YES, details will need to be provided.

Have you ever been party to an unlawful detainer action (eviction)? ☐ YES ☐ NO

Have you ever been arrested for a felony or misdemeanor other than a traffic violation? ☐ YES ☐ NO

Have you ever been arrested for the illegal manufacture or distribution of a controlled substance? ☐ YES ☐ NO

APPLICANT CERTIFICATION

I CERTIFY that answers given herein are true and correct to the best of my knowledge. I authorize investigation of all statements contained in this application for tenant screening as may be necessary in arriving at a tenant decision. I understand that the landlord may terminate any rental agreement entered into for any misrepresentation made above.

Applicant Signature _____ Date _____



AUTHORIZATION

Please read these disclosures carefully before signing.

AUTHORIZATION AND RELEASE FOR THE PROCUREMENT OF A CONSUMER AND/OR INVESTIGATIVE CONSUMER REPORT

I, the undersigned consumer, do hereby authorize Garry L. Lewis and through his independent Contractor, to procure a consumer report and/or investigative background report on me.

These above-mentioned background reports may include, but are not limited to, employment and education verifications, personal references; personal interviews; my personal credit history. Based on report from any credit bureau; my driving history, including any traffic citations; a social security number verification; present and former addresses; criminal and civil history/records; and any other public records or any other information bearing on my credit standing, credit capacity; credit worthiness, character, general reputation, personal characteristics, trustworthiness and/or mode of living.

I understand that the investigative consumer report I have authorized above may include information obtained by interviews with my neighbors, friends and/or associates and/or other with whom I am acquainted or who may have knowledge concerning said information. I understand that I am entitled to a complete and accurate disclosure of the nature and scope of any investigative consumer report prepared on me upon written request to BIS that is made within a reasonable time after the date hereof.

I further authorize any person, business entity or governmental agency who may have information relevant to the above to disclose the same to Garry L. Lewis, including but not limited to, any courthouse, any public agency, and all law enforcement agencies and any and all credit bureaus, regardless of whether such person, business entity or governmental agency compiled the information itself or received it from other sources.

I hereby release Garry L. Lewis, and any and all person, business entities and governmental agencies, whether public or private, from any and all liability, claims and/or demands, of whatever kind, to me, my heirs or making such claim or demand on my behalf, for procuring, selling, providing, broker and/or assisting with compilation or preparation of the consumer report and/or investigative consumer report hereby authorized.

APPLICANT SIGNATURE

Applicant Printed Name

First _____ Middle _____ Last _____

Signature _____ **Date** _____

GUARANTOR SIGNATURE

Guarantor Print Name

First _____ Middle _____ Last _____

Guarantor Signature _____ **Date** _____



RESIDENT BENEFITS PACKAGE

Corporate Lake Properties

The Corporate Lake Properties Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be automatically enrolled into the required program and pay the applicable cost of \$19.95, payable with rent.

Your RBP shall include all services listed below, subject to property mechanicals or other limitations:

- Move-in concierge service that includes one call to set up your utility services, cable, and internet services
- A resident rewards program that helps you earn rewards for paying your rent on time
- Credit building to help boost your credit score with timely rent payments
- \$1M Identity Fraud Protection for all adult leaseholders

CONSENT TO USE OF RESIDENT DATA

Consent to Use of Resident Data: Resident hereby explicitly and unambiguously consents to the collection, use and transfer, in electronic or other form, of the Resident's personally identifiable information, including sensitive information, to include, but not limited to, Resident's name, address, telephone number (home, work and mobile numbers), email address, and date of birth (collectively, the "Resident Data") by the Landlord, and its service providers, subcontractors, and agents (individually or collectively, the "RBP Provider(s)") for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data may be transferred to any RBP Provider implementing, managing, and performing the RBP, now or in the future. The Resident authorizes the RBP Providers to receive, possess, use, retain and transfer the Resident Data, in electronic or other form, for the exclusive purpose of implementing, managing, and performing the RBP. The Resident understands that Resident Data will be held by the RBP Providers only as long as is necessary or appropriate for implementing, managing, and performing the RBP. Further, the Resident understands that the Resident is providing the consents herein on a purely voluntary basis. Landlord represents and warrants that it shall comply with applicable data protection laws, including implementing appropriate technical and organizational measures which meet the requirements of applicable data protection laws.

CONSENT TO RECEIVE SMS MESSAGES

Consent to Receive SMS Messages: Resident consents to receive SMS messages (including text messages), and telephone calls (including prerecorded and artificial voice and autodialed) from the Landlord and the RBP Providers at the specific number(s) provided to the Landlord, with service-related information, account information or questions, and/or marketing information. The Resident represents that the Resident is permitted to receive calls and text messages at the telephone number provided to the Landlord by the Resident. Standard message and data rates may apply. SMS messaging services may be modified from time to time, for any reason, and without notice, including the right to terminate SMS messaging with or without notice, without liability to the Resident.

CONSENT TO RECEIVE MARKETING/PROMOTIONAL COMMUNICATIONS

Consent to Receive Marketing/Promotional Communications: Resident consents to receive marketing and promotional communications from Second Nature regarding the Resident Benefits Package and concierge services, by telephone call, SMS/text message, and email, including through the use of autodialed, prerecorded, or artificial voice technology, at the telephone number and email address provided to the Landlord. Resident represents that Resident is permitted to receive such communications at the number and email address provided. This consent is voluntary and is not a condition of the Resident's application, lease or tenancy. Resident may revoke this consent at any time by replying STOP to any text message, selecting 'Unsubscribe' on any email, or by contacting Second Nature at support@secondnature.com. Standard message and data rates may apply.

APPLICANT SIGNATURE

Applicant Printed Name

First _____ Middle _____ Last _____

Signature _____ Date _____

GUARANTOR SIGNATURE

Guarantor Print Name

First _____ Middle _____ Last _____

Guarantor Signature _____ Date _____



GUARANTOR FORM

Original hard copy required. MUST BE NOTARIZED.

I, _____, am the guarantor of _____ who will be leasing a unit from Garry Lewis Properties. I will be responsible for any unpaid rent, utilities and/or damages incurred by _____ should he/she not be able to pay during the original lease terms and any extension thereof. I can be reached at the address and phone number listed below.

GUARANTOR CONTACT INFORMATION

Full Address — City, State, Zip _____

Home/Cell Phone _____ Work Phone _____

Guarantor Signature _____ Date _____

NOTARY ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____

ON THIS ____ day of _____ 20__, before me, _____, a Notary Public in and for said County and State, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this document first above written.

Notary Public Signature _____

My term expires _____

MUST BE NOTARIZED