



LEMAN PROPERTY MANAGEMENT CO



Date _____
Apt # _____
App Fee _____
Rent _____
M/I Date _____

Applicant _____ Soc Sec # _____ DOB _____
Address _____ City _____ State _____ Zip _____
Phone _____ E-Mail Address _____

Co-Applicant _____ Soc Sec # _____ DOB _____
Address _____ City _____ State _____ Zip _____
Phone _____ E-Mail Address _____

List Any Other Names/Alias/Maiden _____

MINORS TO RESIDE WITH YOU:

Name _____ DOB _____
Name _____ DOB _____
Name _____ DOB _____
Name _____ DOB _____

Total to live in unit _____

Do you own a pet ? YES ___ NO ___ Type CAT ___ DOG ___ IF DOG, WHAT BREED? _____

THIS SECTION MUST BE COMPLETED IN FULL

RENTAL HISTORY

Present Manager/Landlord _____ Phone _____
Move In Date _____ Move Out Date _____ Current Rental Rate _____ Reason for leaving _____
Previous Address _____ City _____ State _____ Zip _____
Move In Date _____ Move Out Date _____ Rental Rate _____ Reason for leaving _____
Previous Mgr/Landlord _____ Address _____
Phone _____
Previous Address _____ City _____ State _____ Zip _____
Move In Date _____ Move Out Date _____ Rental Rate _____ Reason for leaving _____
Previous Mgr/Landlord _____ Address _____
Phone _____

EMPLOYMENT HISTORY

Employer _____ Occupation _____ Start Date _____
Business Address _____
Supervisor _____ Bus Phone _____ Gross Income HR _____ MO _____
HRS PER WK _____ WK _____ YR _____
Co-Applicant's Employer _____ Occupation _____ Start Date _____
Business Address _____
Supervisor _____ Bus Phone _____ Gross Income HR _____ MO _____
HRS PER WK _____ WK _____ YR _____
Other Income _____ Gross Income HR _____ MO _____
WK _____ YR _____

EMERGENCY CONTACT

NAME _____ PHONE # _____

ADDRESS _____

VEHICLE INFORMATION:

Automobiles: Year _____ Make _____ Color _____ Lic. No _____ State _____

Year _____ Make _____ Color _____ Lic. No _____ State _____

Please review the following and sign below.

The information provided by me, in this application, is true and complete to the best of my knowledge. Lemman Property Management 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, or 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 Lemman Property Management Co.

My signature authorizes any individual and/or company to release information as requested by the Employees of Lemman Property Management Co.

I am aware that I must pay a \$25.00 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.

Signature - Applicant

Date

Signature - Co-Applicant

Date



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



Lemman 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 on the basis of membership in a class, such as income status, students, roommates, marital status, or single parent households.

LEMAN PROPERTY MANAGEMENT CO.

Pekin Williamsburg/Willow Oaks
1025 Florence Ave
Pekin, IL 61554
Phone: 309-346-4159
Fax: 309-346-5108
Email: leasing@midwestshelters.com

Pekin Sunset Hills
1820 Vienna Ct.
Pekin, IL 61554
Phone: 309-347-4331
Fax: 309-347-2750
Email: leasingsunset@grics.net

Peoria
3720 W. Hedgehill Ln.
Peoria, IL 61615
Phone: 309-692-2352
Fax: 309-692-4716
Email: 3720hedgehill@gmail.com

Canton
1626 E. Myrtle St.
Canton, IL 61520
Phone: 309-647-3211
Fax: 309-647-8745
Email: vsquareapartments@yahoo.com

THIS PAGE MUST BE COMPLETED

Date: _____

PLEASE PRINT (ADULTS ONLY)

Name _____

SS# _____

Name _____

SS# _____

Name _____

SS# _____

Name _____

SS# _____

I/We authorize Lemman Property Management Co to obtain information from any agent, business, organization, federal, state or local agency to release and/or verify any information which is deemed necessary in connection with the processing of my/our application for residency at Lemman Property Management Co.

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____

Signature _____

Date _____

(FOR OFFICE USE ONLY BELOW THIS LINE)

Is this person(s) eligible for services in their name?

YES _____ NO _____

Authorized person signature/initials _____

LEMAN PROPERTY MANAGEMENT CO.

WE HOPE YOU CHOOSE TO MAKE YOUR HOME IN OUR COMMUNITY!

Please take a few moments to review the following information.

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.

Security deposit is based on Credit Scores:

- 600 +: You can choose to either pay \$100/non-refundable per person 18 yrs or older or \$300/refundable.
- 550 – 599: must pay 1 month's rent as a refundable deposit.
- 485 – 549: must pay a double refundable deposit.
- 484 or below: you will be denied.
- If no credit score, deposit is equal to 1 month's rent as a refundable deposit.
- In you have no Social Security number, 1 month's rent as a refundable deposit.

You could be denied if:

- You have a criminal background (including but not limited to):
 - A) Convicted felon not released from parole.
 - B) Currently on probation.
 - C) Any violent crime, involving weapon, or against a child or children. No sex offenders. (See Tenant Selection Plan)
 - D) Conviction for any drug related activity.(See Tenant Selection Plan)
 - E) Any felony/misdemeanor pending court cases.
 - F) More than two arrests within past 5 years of application date. (not including traffic)
 - G) Any negative landlord response, including balances owed within the last seven (7) years.
- Rent is more than 40% of gross income.
- You have any unpaid charges to utility companies (Electric, gas, water) etc.
- You receive any negative Landlord responses.
- You falsify any information on the application.
- *This application is good for 90 days from the date that it was returned. If you wish to move in after the 90 days, we will need to process the application again and another application fee of \$25 will be paid.*

INITIAL _____

6/4/14