



2201 W 25th St Ste R, Lawrence KS 66047

P: (785) 842-7644 F: (785) 842-7744

www.gagemgmt.com

Thank you for taking your time to look at our rental properties. If you are interested in renting a property we have four requirements that all applicants need to meet for approval.

1. Meet the minimum financial requirement of income equal to three times the amount of monthly rent. (With multiple applications all monthly incomes will be combined).
2. Have a credit score of 650 or better.
3. Have at least two years of satisfactory rental history.
4. Pass a criminal background check.

If all four requirements are not met, we may request a co-signer with a credit score of 650 or better.

Once you have returned a completed application including a \$30 non-refundable cash application fee and, if needed, a co-signer agreement, it will take approximately 24 to 48 hours to process the application. If the application is approved the applicant will have 3 business days to pay a security deposit and sign the lease. If the three day deadline lapses, we cannot guarantee the property will still be available.

If you have any questions about the rental property or the application process, please contact us at the phone number listed above.

PERSONAL GUARANTEE OF PAYMENT

The undersigned is a parent, relative or legal guardian of _____ an Applicant for an Agreement with Gage Management for the rental of property commonly known as _____ located in Douglas County, Kansas, in the City of Lawrence.

As an inducement for Gage Management to accept the Applicant's application for Rental Agreement, the undersigned hereby agree to be personally responsible for the payment of all rent, late charges, utilities, and damages incurred by the Applicant for the entire Lease Agreement, and any successive renewal Leases agreements that occur, including transfer Lease agreements pertaining to a different property address.

The undersigned grants Gage Management the right to examine their credit report and verify their employment to assess their credit worthiness.

A photographic copy or faxed copy of this Guarantee Form shall be as valid as the original.

This guarantee is executed this _____ day of _____, 20_____.

Name: _____
Please Print Signature

Street Address: _____
Social Security Number

City, State and Zip : _____
Employed by:

Email Address Home Telephone Number Work Telephone Number

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came _____ who is/are personally known to me to be the same person(s) who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notary seal on the day and year last above written.

Notary Public
My Appointment Expires: _____

APPLICATION FOR OCCUPANCY

(PLEASE PRINT)

Desired date of occupancy _____ PROPERTY _____

Name _____ Email Address _____
Last First Middle Initial

Date of Birth _____ Social Security No. _____ Phone _____

Physical Description: Height _____ Weight _____ Hair Color _____ Eye Color _____

Child's Name _____ Date of Birth _____ Social Security No. _____

Child's Name _____ Date of Birth _____ Social Security No. _____

Child's Name _____ Date of Birth _____ Social Security No. _____

Number of people who will occupy: Adults _____ (Each must complete a separate application) Children _____

Pets: (MAX = 2) Number of Cats _____ Number of Dogs _____ (Must supply picture of dogs with application)

In case of emergency notify: _____
(Name) (Address) (Town) (State) (Zip Code) (Phone)

Part I - RESIDENCE HISTORY - Last Five Years

A. Present Address _____ Phone _____ From mo. ___ yr. ___
To mo. ___ yr. ___
(Address, Apt #, Town, City Zipcode)

Present Landlord _____ Monthly Rent \$ _____ Phone _____
Name - Address (show mortgage company if buying)

B. Previous Address _____ Phone _____ From mo. ___ yr. ___
To mo. ___ yr. ___
(Address, Apt #, Town, City Zipcode)

Previous Landlord _____ Monthly Rent \$ _____ Phone _____
Name - Address (show mortgage company if buying)

C. Previous Address _____ Phone _____ From mo. ___ yr. ___
To mo. ___ yr. ___
(Address, Apt #, Town, City Zipcode)

Previous Landlord _____ Monthly Rent \$ _____ Phone _____
Name - Address (show mortgage company if buying)

Part II - EMPLOYMENT & BANK REFERENCES

A. Employed by _____ Phone _____ From mo. ___ yr. ___
To mo. ___ yr. ___

Address _____ Position _____ Monthly Income _____

B. Prior Employment _____ Phone _____ From mo. ___ yr. ___
To mo. ___ yr. ___

Address _____ Position _____ Monthly Income _____

C. Bank Reference _____ Phone _____ How Long _____

Address _____ Account No. _____

(Indicate checking or savings)

D. Other Income _____ Monthly Income _____

(Indicate source and amount)

Part III - CREDIT & CHARACTER REFERENCES

CREDIT REFERENCES:

1. _____ Account # _____ Phone _____

2. _____ Account # _____ Phone _____

3. _____ Account # _____ Phone _____

CHARACTER REFERENCES:

1. _____ Address _____ Phone _____

2. _____ Address _____ Phone _____

NUMBER OF CARS (Including Co. Cars) _____ Driver's License No. _____ State _____

Make _____ Color _____ Year _____ License _____ Financed By _____

Make _____ Color _____ Year _____ License _____ Financed By _____

Have you ever broken a lease early or been evicted? Yes No

Have you ever been warned by your Landlord about noise violations? Yes No

Have you ever allowed people who are not listed on the lease to live with you? Yes No

Have you ever kept any pets not allowed by your Landlord? Yes No

Have you ever been convicted of a felony? Yes No

Do you have any criminal cases pending in court? Yes No

Have you ever been convicted of a sex crime? Yes No

Have you ever declared bankruptcy? Yes No

Are you supported by your parents? Yes No

Would your parents be willing to cosign? Yes No

How did you find us: Journal World UDK Apt Dept.com GageMgmt.com Other: _____

A separate application must be signed by all adults who will occupy the dwelling before it can be considered by the Landlord. Acceptance of this application, and any monies deposited herewith, is not binding upon the Landlord until approved in writing. If approved, all monies deposited with this application (not including the application fee) will be held as a reservation deposit to be either returned to the applicant or credited toward any deposit which may be required of applicant at the time a rental agreement is executed. If approved and the rental unit is held for more than three (3) days, then the applicant withdraws the application, all monies shall be forfeited to the Landlord. Submitting false information on this application constitutes a breach of any resulting Rental Agreement and is grounds for immediate termination of the Rental Agreement.

I hereby grant this property and Gage Management the right to process this application for the purpose of obtaining a Rental Agreement with this property. Additionally, I authorize all corporations, companies, law enforcement agencies, academic institutions and current and former employers to release information they may have about me and release them from any liability and responsibility from doing so. A photographic or faxed copy of this Authorization shall be as valid as the original.

Signature _____ Date _____

APPLICANT

Please return this application with **cash only** for the non-refundable \$30.00 application fee to:

Gage Management, Inc.
2201 W 25th St., Ste R
Lawrence, KS 66047
Phone: 785-842-7644 / Fax: 785-842-7744
Email: office@gagemgmt.com