



## APPLICATION TO RENT AND DEPOSIT RECEIPT

Subject to approval by the undersigned operator of the application to rent apartment number \_\_\_\_\_ located at \_\_\_\_\_, Nebraska, and to vacation thereof by the present occupants, the undersigned hereby accepts from Applicant the sum of \$ \_\_\_\_\_ as a deposit of said premises for occupancy by \_\_\_\_\_ occupants, beginning \_\_\_\_\_, \_\_\_\_\_, at the rental rate of \$ \_\_\_\_\_ per month. Payable monthly in advance on the first day of each month. Such tenancy shall be subject to all covenants contained in the rent of lease agreement hereto attached, which Applicant agrees to execute on demand. If such application is rejected, or if possession of said premises cannot be delivered to Applicant on the date specified, the sum so deposited shall be returned to Applicant and applicant shall not acquire any right in or to said premises by reason thereof.

I (We) here with deposit \$ \_\_\_\_\_ with you as security to be retained by you or returned to me (Us) as follows:

1. To be retained by you to apply on any unpaid rent. It is understood that this deposit shall not relieve me (Us) from paying rent each and every month in advance and that upon failure to pay rent in advance as agreed. I (We) shall be in default and subject to eviction.
2. To be retained by you for redecoration, repairing, or reconditioning occasion by misuse of failure to preserve and maintain the premises in the same good condition they now are in, normal wear and tear expected.
3. When I (We) vacate the premises, our rent being fully paid, leaving the premises in the same good condition as I (We) received them, ordinary wear and tear expected, you shall return this deposit to us.
4. To be retained by you unless a 60-day written notice is received by THE PHILMOORE COMPANY even if lease is or has expired and said notice must be received 60 days prior to the rental payment due date which is the first of the month. Therefore, move outs other than the end of the month are not permitted.
5. If the agreed upon rental amount is not paid on or before the 5th day of the month, I (We) will pay \$50.00 additional rent for that month to THE PHILMOORE COMPANY, this amount may be withheld from my security deposit. It is three (3) day written notice to me (Us) in the event payment is not made on or before the date set form in this paragraph.
6. In the event the Applicant fails or refuses to sign a lease on the terms and conditions contained herein, the Applicant shall forfeit the entire deposit herein as liquidated damages.
7. To be retained by you in the event the lease agreement is broken by the Applicant due to no negligence by the Owner as detailed in the Tenant Landlord Act of 1973.

In the event that the contract between Owner and THE PHILMOORE COMPANY should be terminated or be cancelled, or should the Owner of the above property become insolvent or a file of petition of bankruptcy, or should the above property become subject of a foreclosure action, the Applicant agrees to seek refund of the security deposit from the Owner and not THE PHILMOORE COMPANY. It being expressly understood by the Applicant THE PHILMOORE COMPANY is acting as agent for the Owner, and that all funds, including security deposits, are forwarded to the Owner.

I (We) hereby agree that no other persons except the above named will occupy the described premises. Applicant agrees to pay utility charges for the service used as billed by utility companies. Applicant represents that the above statements are true and correct, and authorized verification of the same.

Date \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

By \_\_\_\_\_



## Application for Lease

Name	_____	Date	_____
SSN	_____	DOB	_____
Child	_____	DOB	_____
Child	_____	DOB	_____
Present Address	_____	Phone	_____
Landlord	_____	Phone	_____
Utilities you pay \$	_____	Rent	_____
Reason for leaving	_____	ZIP	_____
Previous address	_____	How long	_____
Landlord	_____	Phone	_____
Utilities you pay \$	_____	Rent	_____
Reason for leaving	_____	ZIP	_____
Present employer	_____	How long	_____
Address	_____	Phone	_____
Position	_____	Net income	_____
Supervisor	_____	Phone	_____
Additional income	_____	Per month	_____

## Credit References

Name of Bank \_\_\_\_\_

\_\_\_\_\_

## Personal References

Name	Address	Phone Number
1. _____	_____	_____
2. _____	_____	_____

In case of emergency (Name, phone) \_\_\_\_\_

Drivers License # \_\_\_\_\_ License Plate # \_\_\_\_\_



## Acknowledgement and Authorization

The undersigned has made written application for the lease and rental of property managed by The Philmoore Company, 11441 West Maple Road #1, Omaha, Nebraska, and for the purposes of assisting The Philmoore Company in processing said application, the undersigned acknowledges and provides the following consent and authority:

1. The undersigned acknowledges that The Philmoore Company may seek a credit report, and the undersigned consents and authorizes the same.
2. The undersigned acknowledges that The Philmoore Company may contact the undersigned's present employer, and the undersigned hereby consents thereto and authorizes said employer to release and provide The Philmoore Company with information to the undersigned's employment, including but not limited to wages, salary, hourly wage, tenure, position, and hours absent from work as a result of sickness.
3. The undersigned acknowledges that The Philmoore Company may contact the undersigned's present and past landlords, and the undersigned hereby consents thereto and authorizes said landlords to release and provide The Philmoore Company with information pertaining to the undersigned's lease, rental, and occupancy of said landlord(s)'s property, including but not limited to rental payments, payment and tenant history, lease duration and lease termination, and condition of premises.
4. The undersigned acknowledges that The Philmoore Company may seek the undersigned's criminal history, and the undersigned consents and authorizes the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Applicant Name

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Applicant Signature

**\*\*Please email this completed application to [philmoore@phmoore.omhcoxmail.com](mailto:philmoore@phmoore.omhcoxmail.com) or drop off at 11441 W Maple Rd # 1, Omaha, NE 68164.**

