



3023 North Clark Street, PMB 889
Chicago, IL 60657
Tel 866-854-5573
Fax 773-341-7688

RENTAL APPLICATION

Non-Refundable application fee (\$50 per applicant / \$75 per couple / \$25 for co-signor) applies.

____ Copy of D.L. ____ Copy of Paystub ____ Paid App Fee

The undersigned (the "Applicant) hereby makes an application to rent the following property:

*** Address & Unit Number Are Required In The Field Below ***

Applicant expressly acknowledges that Applicant knowingly and willingly consents to the release of all third party confirmation to SRE Holdings, LLC as disclosed in this application. Applicant also knowingly and willingly provides all of the information disclosed in this application.

PLEASE TELL US ABOUT YOURSELF: Applying as: ____ Resident or ____ Co-Signor
Please note who you are Co-Signor for in additional info section on page 3

First Name:

Middle Initial:

Last Name:

Date of Birth:

Home Phone Number:

Social Security Number:

Cell Phone Number:

PLEASE NOTE: *Please ensure the social security number provided is correct. If an incorrect social security number is provided, you will be charged an additional \$50 application fee to cover the cost for the re-running of reports*

Email Address:

Names of Additional Tenants Applying for Unit:

Name of Dependent(s):

Date of Birth(s):

List all Pets and provide a brief description

PLEASE PROVIDE CURRENT RESIDENTIAL HISTORY:

Current Address: _____ **Unit #** _____

City: _____ **State:** _____ **Zip Code:** _____

Move in Date: _____ **Monthly Rent:** _____

Reason(s) for Leaving: _____

Owner/Agent: _____

Contact Information: Phone/Fax/Email: _____

General Comments

PLEASE DESCRIBE YOUR CREDIT HISTORY:

Have you declared bankruptcy in the past seven (7) years?
___ YES ___ NO

Have you ever been evicted from a rental residence?
___ YES ___ NO

Have you had two (2) or more late rental payments in the past year?
___ YES ___ NO

Have you ever willfully or intentionally refused to pay rent when due?
___ YES ___ NO

PLEASE PROVIDE THE FOLLOWING INFORMATION:

Driver's License Number: _____ **State:** _____

PLEASE PROVIDE A COPY OF YOUR DRIVER'S LICENSE WITH THIS APPLICATION

Make/Model of vehicle: _____

Year: _____ **License Plate Number:** _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION:

Status: ___ Full Time ___ Part Time ___ Student ___ Unemployed ___ Retired

Employer Name:

Dates Employed:

Employed As:

Supervisor's Name:

Supervisor's Email:

Supervisor's Phone Number:

Salary per Year:

PLEASE PROVIDE PROOF OF EMPLOYMENT & INCOME WITH THIS APPLICATION

If you have other sources of income that you would like us to consider, please list income, source and person (bank, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount:

Source/Contact Name:

PLEASE LIST YOUR REFERENCES:

Name of Banking Institution Used:

Type of Account:

Account Number:

PLEASE PROVIDE EMERGENCY CONTACT INFORMATION:

Name:

Address:

Phone Number:

Relationship:

PLEASE PROVIDE ANY ADDITIONAL INFORMATION:

**ATTACH UP TO 3
SUPPORTING DOCUMENTS:**

APPLICANT'S STATEMENT

I hereby apply to lease the above described premises for the term and upon the set conditions set forth and agree that the rental amount is to be payable the first day of each month in advance. As an inducement to the owner of the property and agent to accept this application, I represent and warrant that all statements above set forth are true; however, should any statement above be a misrepresentation or not a true statement of facts, all of the security deposit will be retained to offset the agent's cost, time, and effort in processing my application.

Lease will not be fully executed until the total security deposit or move in fee and 1st month's rent is paid. Furthermore, all of the provisions of this application shall be incorporated into the lease at the time the lease is executed by the Applicant and Agent.

When so approved and accepted, I agree to execute a lease for 12 months before possession is given. The Applicant hereby waives any claim for damages by reason of non-acceptance. I recognize that as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained through personal interviews with other with whom I may be acquainted. This inquiry includes information as to my character, general reputation, background check, personal characteristics and mode of living. In accordance with the Just Housing Amendment ("JHA") to the Cook County Human Rights Ordinance ("Ordinance") and the JHA Supplement provided alongside this application, a criminal background check shall not be disclosed, considered, or required during the Pre-Qualification phase.

The above information, to the best of my knowledge, is true and correct.

I understand, acknowledge and accept that once lease is fully executed, move in fee is NOT refundable. Security deposit (if applicable) is only refundable when the full term of the lease has been completed and all conditions of the lease and security deposit agreement have been met. I also understand, acknowledge and accept that if this application is accepted by owner and or manager resulting in a lease, the subject property will be occupied ONLY by the Applicants and dependents named herein. Further, all persons signing a lease as tenants for the subject property must be occupants.

PLEASE SIGN:

Name of Applicant:

Dated:

**AUTHORIZATION
Release of Information**

I authorize an investigation of my credit, tenant history, background, banking and employment for the purposes of renting a house, apartment, or condominium from SRE Holdings, LLC.

In accordance with the JHA to the Cook County Human Rights Ordinance (“Ordinance”) and the JHA Supplement provided alongside this application, a criminal background check shall not be disclosed, considered, or required during the Pre-Qualification phase. Please note that SRE Holdings, LLC may independently verify employment and previous rental information. Tenant hereby consents to the release of such information orally or in writing, and hereby releases the landlord and the reporting agencies from all liability and agrees not to sue them for defamation or other claims based upon any statements made about application.

Credit Reporting Disclosure:

Lessee’s credit history will be affected by Lessee’s failure to pay the rent timely as Lessor may report positive and negative payment history to the credit and tenant reporting bureaus. **YOU ARE HEREBY NOTIFIED THAT A NEGATIVE CREDIT REPORT REFLECTING ON YOUR CREDIT RECORD MAY BE SUBMITTED TO A CREDIT REPORTING AGENCY IF YOU FAIL TO FULFILL THE TERMS OF YOUR CREDIT/RENTAL OBLIGATIONS.**

General Prohibition on Reporting Inaccurate Information:

The Fair Credit Reporting Act (“FCRA”) prohibits information furnishers from providing information to a Credit Reporting Agency that they know (or consciously avoid knowing) is inaccurate. Pursuant to Sections 623(a)(1)(A); 623(a)(1)(C); and 623(a)(1)(B)(i) of the FCRA, the Lessee may send written notice to the Lessor that certain information is inaccurate. Written notice should be sent to the address listed at the top of this page.

PLEASE SIGN:

Name of Applicant:

Dated:

SRE Holdings, LLC abides by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) which, as amended, prohibits discrimination in the sale, rental and financing of dwellings based on race, color, national origin, religion, sex and familial status and disability



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RENTAL APPLICATION - JHA SUPPLEMENT FOR COOK COUNTY ONLY

NOTICE AND DISCLAIMER: FOR COOK COUNTY PROPERTIES ONLY, THIS SUPPLEMENT IS INTENDED TO BE USED IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE LANDLORD’S BASE RENTAL APPLICATION. THIS SUPPLEMENT APPLIES TO ALL COOK COUNTY PROPERTIES, AND TO THE EXTENT THAT ANYTHING IN THE BASE RENTAL APPLICATION FORM CONFLICTS WITH THIS SUPPLEMENT, THE TERMS AND REQUIREMENTS OF THIS SUPPLEMENT SHALL CONTROL. IF ANY PORTION OF THE BASE RENTAL APPLICATION FORM MAKES ANY REFERENCE TO CRIMINAL RECORDS OR BACKGROUNDS, YOU ARE NOT REQUIRED TO COMPLETE THAT PORTION OF THE BASE RENTAL APPLICATION.

DATE:

PROPERTY:

PROSPECTIVE TENANT NAME:

Dear Prospective Tenant,

Thank you for your interest in this apartment. The rental application process will be split into two phases: 1) Pre-Qualification and 2) Criminal Background Check. By signing below, you give your authorization and approval to the Landlord to evaluate your application in the Pre-Qualification phase based on the following factors:

- **Credit scores - Minimum credit score required is 650.**
PLEASE NOTE- we do accept co-signors for applicants that may not meet the minimum requirement. (You give Landlord authorization to use your Social Security Number)
- **Judgment records**
- **Income - Minimum Income required with verification**
- **Additional Pre-Qualification Requirements: NONE**

By signing below, you, as a prospective Tenant, are authorizing and approving the solicitation, order, and review of a background check of these factors during the Pre-Qualification phase.

Prospective Tenant Signature

Date

In accordance with the Just Housing Amendment (“JHA”) to the Cook County Human Rights Ordinance (“Ordinance”) a criminal background check shall not be disclosed, considered, or required during your Pre-Qualification phase. Pages 2 and 3 of this JHA Supplement contain

important information regarding your rights under the JHA and you should read them carefully.

Following your Pre-Qualification review, you shall be notified that this phase of the application process is complete. If you do not pass the Pre-Qualification review, you will be notified by us that your application has been denied in the Pre-Qualification phase, along with information as to which aspect of that phase was declined.

If you pass the Pre-Qualification review, you will receive notice of Pre-Qualification approval and we will automatically proceed to the Criminal Background Check phase. By signing below, you, as a prospective Tenant, are authorizing and approving the solicitation, order, and review of a criminal background check after receiving Pre-Qualification approval. Again, a criminal background check shall not be disclosed, considered or required in determining your Pre-Qualification results.

Because there are highly sensitive time deadlines involved, you must provide us with an email address to which we may remit any notices related to your application. It will be your responsibility to maintain and check that email address regularly throughout this process. We shall not be obligated to use any other means of communication with you. The Landlord cannot be held responsible for any inability on your part to access this email account during this process. Failure to provide us with an email address for this purpose will result in automatic denial of your application.

EMAIL ADDRESS TO WHICH LANDLORD SHOULD SEND ALL NOTICES RELATED TO YOUR APPLICATION:

By signing below, you also accept that if you do not use email to send information or documents to us, it is your sole responsibility to ensure that your communications are delivered to us by alternate methods and there shall be no liability on the part of the Landlord or Landlord's agents (if any) to make any concessions or special arrangements for alternate methods of delivery. If you elect to use any method of delivery other than email, it shall be at your sole risk and you shall be responsible for maintaining records verifying delivery to us.

Prospective Tenant Signature

Date

Following Pre-Qualification approval, the following will not be considered while reviewing your criminal background check:

- 1) Your criminal convictions, if any, that occurred more than three (3) years prior to the date of your rental application; or
- 2) Any “covered criminal history” as defined in Section 42-38(a) of the JHA.

“Covered criminal history” includes information regarding an individual's arrest, charge, or citation for an offense; participation in a diversion or deferral of judgment program; record of an offense that has been sealed, expunged, or pardoned in accordance with applicable law; and juvenile record.

Within five (5) days of obtaining your criminal background check, a copy will be provided to you either 1) in-person; 2) by certified mail; or 3) by electronic communication. For convenience, delivery of your criminal background check shall be sent to the email address provided on your rental application. If you wish to receive your criminal background check via an in-person pickup or via certified mail, please notify our office immediately. If no email address was provided on your rental application, your criminal background check shall be sent to the address provided on your rental application.

If your criminal background check contains any criminal convictions that have occurred within three (3) years of the date of your rental application, you shall have five (5) business days from receipt thereof (“Response Time”) to produce any evidence that disputes the accuracy or relevance of information related to aforesaid criminal convictions. This evidence includes, but is not limited to, satisfactory compliance with your sentence, court-issued certificates of good conduct, and letters of recommendation from a parole officer, case manager, or counselor. Also, please provide any evidence relating to any rehabilitation following your criminal convictions. If you have no criminal convictions within the last three years, then no response is necessary.

After receiving any rebuttal evidence, an Individualized Assessment shall be conducted in accordance with Sections 720.120 through 720.140 of the JHA Interpretive Rules to determine if your criminal history within three years of the date of your rental application constitutes a demonstrable risk to other tenants and the property. Demonstrable risk, as defined in the JHA, means the likelihood of harm to other residents’ personal safety and/or likelihood of serious damage to the property. The evidence that you provided will be considered during this Individualized Assessment. Factors that may be considered while conducting your Individual Assessment are as followed, but are not limited to:

- (1) The nature and severity of the criminal offense and how recently it occurred;
- (2) The nature of the sentencing;
- (3) The number of the applicant’s criminal convictions;
- (4) The length of time that has passed since the applicant’s most recent conviction;
- (5) The age of the individual at the time the criminal offense occurred;
- (6) Evidence of rehabilitation;
- (7) The individual history as a tenant before and/or after the conviction;

(8) Whether the criminal conviction(s) was related to or a product of the applicant's disability; and

(9) If the applicant is a person with a disability, whether any reasonable accommodation could be provided to ameliorate any purported demonstrable risk.

For more information regarding the JHA or the Cook County Human Rights Ordinance, please utilize the following contact information:

Cook County Human Rights Commission
69 W. Washington Street, Suite 3040
Chicago, Illinois 60602
312-603-1100

<https://www.cookcountyil.gov/agency/commission-human-rights-0>

LANDLORD NAME: SRE Holdings, LLC

LANDLORD PHONE: 866-854-5573

LANDLORD EMAIL: leasing@sreholdings.com

Regards,

A handwritten signature in black ink that reads "Jeffrey Wendt". The signature is written in a cursive style with a large, stylized 'J' and 'W'.

Jeffrey Wendt

Leasing Manager