



8650 Candlelight Ln Ste 3  
Lenexa KS 66215  
913-894-5133 Office  
913-269-6385 Agent Line  
www.RentKcHomes.com  
group@kchomevalu.com

### **APPLICATION TO LEASE**

Thank you for your interest in leasing a home listed by Advantage Homes for Lease dba Advantage Homes, LLC. The next steps are as follows:

- Complete the Application(s) as fully as possible and all sign. (1 for married, 1 each for non-married)
- Complete the Lease Contract and all sign.
  - All occupants over the age of 18 must be on the lease agreement and complete a credit application
- Give your leasing Agent 2 checks made out to Advantage Homes;  
Application that allows us to check your references. (\$49 married - \$35 each, single)  
Security deposit which acts as an Earnest Deposit and will be cashed as soon as your Lease Contract has been accepted. (Same as one month's rent)
- Advantage homes will pull your credit report, contact your employer(s), contact previous landlords, contact your bank, research bankruptcy-eviction-criminal-sex offender & any other records. Applications are usually processed within 1-3 business days.
- We recommend emailing [group@kchomevalu.com](mailto:group@kchomevalu.com) copies of your last 3 months of paystubs or 1099/tax return if self employed.
- We will discuss the findings with the Owner(s) of the home you wish to lease.
- Once the Owner of the home accepts and signs your Lease Contract, our office will call you to Congratulate you and then *cash your Security Deposit Check*. **As soon as the Owner signs the Lease Contract, you are obligated to the terms of the Lease Contract.** If you do not understand the Lease Contract, please consult an attorney. Any changes to this binding contract must be performed via an amendment, signed by all parties.
- On your **move-in date you must have paid your security deposit and first months' rent in certified (or cleared) funds,** plus any other funds in which may be required per your specific lease agreement.

If you have any questions or concerns please do not hesitate to contact your  
Leasing Agent: Deb Frohling, 913-269-6385 or our office 913-894-5133 or [group@kchomevalu.com](mailto:group@kchomevalu.com).

Thank you,

Advantage Homes, LLC  
913-894-5133

Hand-Delivered applications should be submitted in the drop box located at outside the door:  
Advantage Homes, LLC  
8650 Candlelight Ln #3  
Lenexa KS 66215

You may also email [group@kchomevalu.com](mailto:group@kchomevalu.com) in your application. Please include a page showing proof of security deposit funds, and then overnight funds to the above address or use PayPal. Enclosed is a check list of items which will need to be completed to submit your credit application to Advantage Homes.

**Page 1 Remains with the Applicant and Applicant acknowledges receiving a copy of page 1.**



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**Part 1 – PERSONAL INFORMATION**

**Emails #1** \_\_\_\_\_ **#2** \_\_\_\_\_  
#1 Tenant Name \_\_\_\_\_ #2 Tenant Name \_\_\_\_\_  
**Mobile Phone #1** \_\_\_\_\_ **Mobile Phone #2** \_\_\_\_\_  
Name Name  
**Work Phone** \_\_\_\_\_ **Work Phone** \_\_\_\_\_  
Name Name  
Desired Date of Occupancy \_\_\_\_\_ Address of property: \_\_\_\_\_

# of Adults OVER 18 who will occupy: \_\_\_\_\_ Total # of people who will occupy: \_\_\_\_\_

**A. Applicant Name** \_\_\_\_\_  
Last Legal 1st Name Nickname Middle Name (Maiden Name)  
Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_  
Evictions-Foreclosures-Bankruptcies-criminal charges? \_\_\_\_\_  
Description/In what state/Date?

**B. Spouse's Name** \_\_\_\_\_  
Last Legal 1st Name Nickname Middle Name (Maiden Name)  
Year married \_\_\_\_\_  
Date of Birth \_\_\_\_\_ Social Security # \_\_\_\_\_  
Evictions-Foreclosures-Bankruptcies-criminal charges? \_\_\_\_\_  
Description/In what state/Date?

**C. Names of children OVER 18** who will occupy: \_\_\_\_\_  
(Over 18 requires a separate credit application)  
Any criminal charges? In what state & when? \_\_\_\_\_

**D. Names of children UNDER 18** who will occupy: \_\_\_\_\_

**E. Type of pets** \_\_\_\_\_ How Many \_\_\_\_\_ Age(s) \_\_\_\_\_

**F. In case of emergency, notify:** \_\_\_\_\_

**Part 2 – RESIDENCE HISTORY**

**A. Present address-Own/Rent (circle one)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Current Home Phone# \_\_\_\_\_ Dates Occupied \_\_\_\_\_ Rent/Mrtg Payment \_\_\_\_\_  
Present Landlord/Mortgage Company \_\_\_\_\_ Daytime Phone \_\_\_\_\_

**B. Previous address-Own/Rent (circle one)**

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Dates Occupied \_\_\_\_\_ Rent/Mrtg Payment \_\_\_\_\_  
Previous Landlord/Mortgage Company \_\_\_\_\_ Daytime Phone \_\_\_\_\_

**Part 3 – BANK REFERENCES**

**A. Bank Name** \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ **Account No.** \_\_\_\_\_  
Checking or Savings

**B. Other Income (indicate source and amount)** \_\_\_\_\_



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**Part 4 – EMPLOYMENT**

Applicant:

A. Currently Employed By \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
Address \_\_\_\_\_ Position \_\_\_\_\_ Approx Mthly Income \_\_\_\_\_

B. Previously Employed By \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
Address \_\_\_\_\_ Position \_\_\_\_\_ Approx Mthly Income \_\_\_\_\_

Co-Applicant/Spouse

C. Currently Employed By \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
Address \_\_\_\_\_ Position \_\_\_\_\_ Approx Mthly Income \_\_\_\_\_

D. Previously Employed By \_\_\_\_\_ Phone \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
Address \_\_\_\_\_ Position \_\_\_\_\_ Approx Mthly Income \_\_\_\_\_

**Part 5 – CHARACTER REFERENCES**

Name; \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_  
Name; \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

**Part 6 – NUMBER OF CARS (Including Company Cars) \_\_\_\_\_**

Applicant Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
Co-applicant Driver's License # \_\_\_\_\_ State \_\_\_\_\_  
Make \_\_\_\_\_ Year \_\_\_\_\_ License Plate # \_\_\_\_\_

Financed by \_\_\_\_\_  
Make \_\_\_\_\_ Year \_\_\_\_\_ License Plate # \_\_\_\_\_

Financed by \_\_\_\_\_

**How did you find Advantage Homes for Lease** \_\_\_\_\_

AGENCY DISCLOSURE: Renter understands and agrees that Advantage Homes, LLC, its salespersons and brokers, and any cooperating salespersons and brokers, act as agents of landlord only and not as agents of Renter, that any commission received by them will be paid by Landlord and that any information given by Renter may be disclosed to Landlord. By signing below, Renter acknowledges having discussed this disclosure with the undersigned salesperson at the time personal or financial information was first obtained. Applicant(s) certify that I/we made no misrepresentations in this application or in any related documents; that all information is true and complete and that I/we did not omit any important information. By signing the applicant(s) recognize that the Landlord or the agent is authorized to verify with other parties and to make any investigation of my/our credit, employment status and the other information supplied by the applicant, either directly or through any agency employed by Advantage Homes, LLC for that purpose. A full disclosure of pertinent facts may be made to the Landlord.

**Page 1 Remains with the Applicant and Applicant acknowledges receiving a copy of page 1.**

Signature \_\_\_\_\_ Date \_\_\_\_\_  
APPLICANT

Signature \_\_\_\_\_ Date \_\_\_\_\_  
SPOUSE

***Please complete entire application as fully as possible. APPLICATION FEE IS NON - REFUNDABLE***



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**AUTHORIZATION FOR RELEASE OF INFORMATION**

**CONSENT**

I/we authorize and direct any federal, state or local agency, organization, business or individual to release to Advantage Homes, LLC (AHLIC) any information or materials needed to verify and/or complete my application for: housing, verify my income to qualify for housing, and/or continued qualification under:

- |                               |  |
|-------------------------------|--|
| Conventional Housing Programs | Rental Assistance Payment (RAP)              |
| Low Income Tax Credits        | Section 236                                  |
| Rent Supplement               | Section 8 Housing Assistance Payment Program |

I/we give my/our consent for the release also for the minor children in my care, who live with me or not. I/we understand and agree that this authorization of information obtained with its use may be given to and used by AHLIC to administer and enforce program rules and policies.

**INFORMATION COVERED**

I/we understand that depending on the program policies and requirements, previous or current information regarding me or my household may be needed. Verifications and inquires that may be requested include, but are not limited to:

- |                                  |                                |                              |
|----------------------------------|--------------------------------|------------------------------|
| Identity and Martial status      | Employment, Income and Assets  | Credit and Criminal Activity |
| Medical or Child Care Allowances | Residences and Rental Activity | Social Security Number       |

I/we understand that this information cannot be used to obtain any information about me that is not pertinent to my eligibility for and continued participation in the rental of housing.

**GROUPS OR INDIVIDUALS THAT MAY BE ASKED**

The groups or individuals that may be asked to release the information (depending on the program requirements) include, but are limited to:

- |   |  |  |
|---|--|--|
| Current and/or Previous Landlords<br>(Includes Personal Housing Agencies) | Past and Present Employers<br>Welfare Agencies | Support and Alimony Providers<br>Courts and Post Offices |
| Banks and Financial Institutions  | Schools & Colleges                             | Credit Providers & Credit Bureaus                        |
| Veteran's Administrations   | Medical & Child Care Providers                 | Retirement Systems                                       |
| State Unemployment Agencies   | Utility Companies                              | Social Security Administration                           |
| Law Enforcement Agencies  |  |  |

**COMPUTER MATCHING NOTICE AND CONSENT**

I/we understand and agree that AHLIC may conduct computer matching programs to verify the information supplied for my application or recertification. If a computer matching is done, I/we understand that I/we have the right to notification of any adverse information found, and a chance to disprove that information AHLIC may in the course of its duties exchange such automated information with other Federal, State or local agencies, including but not limited to: State Employment Security Agencies, Department of Defense, Office of Personal Management, The US Postal Service, Social Security Agency, State Welfare, and Food Stamp agencies.

**CONDITIONS**

I/we agree that a photo or a duplicate copy of this original authorization may be used for the purpose stated above. This authorization will stay in effect for 365 days from the date signed. I/we give permission to the Owner/Management, and/or the Agent and Assignee(s) listed on this form to give and receive information about me/us to and from any country or government human service agency. I/we know my/our records are protected by State and Federal Privacy laws. I/we must give written consent before records can be released or disclosed, unless the law allows it. I/we know I/we do not have to consent to this release.

**AGENCY DISCLOSURE**

Renter understands and agrees that AHLIC, its salespersons and brokers, and any cooperating salespersons and brokers, act as agents of landlord only and not as agents of Renter, that any commission received by them will be paid by Landlord and that any information given by Renter may be disclosed to Landlord. By signing below, Renter acknowledges having discussed this disclosure with the undersigned salesperson at the time personal or financial information was first obtained.

Applicant(s) certify that I/we made no misrepresentations in this application or in any related documents; that all information is true and complete and that I/we did not omit any important information. By signing the applicant(s) recognize that the Landlord or the agent is authorized to verify with other parties and to make any investigation of my/our credit, employment status and the other information supplied by the applicant, either directly or through any agency employed by AHLIC for that purpose. A full disclosure of pertinent facts may be made to the Landlord.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 APPLICANT

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 SPOUSE

Printed Name Advantage Homes,LLC \_\_\_\_\_ Signature Deb Frohling \_\_\_\_\_ Date \_\_\_\_\_  
 COMPANY AGENT



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**Low Credit Scores**

**If** you believe your credit score is under 625 FICO, or if you have had financial difficulties; **please write a brief explanation that we can present to the Owner of this property.**

If you believe your credit score is under 600, **you may be required to pay:**

- MO security deposit = to TWO month's rent
- KS last month's rent up front

Name(s) \_\_\_\_\_ Property Address: \_\_\_\_\_

**Explanation:**

*(please be as detailed as possible for the owner of the property to make an accurate decision)*

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICANT

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

SPOUSE