



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

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 credit 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;
Credit application that allows us to check your references. (\$45 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, check criminal and sex offender records. Applications are usually processed within 1-3 business days.
- We recommend emailing 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 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.
- If you are looking for a **quicker move-in please supply certified funds for your security deposit** payment. (If your application is not accepted you may visit our office to retrieve these funds.) If your move-in date is more than 10 business days out you may supply a personal check as your security deposit.
- 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: _____ or our office [913-894-5133](tel:913-894-5133) or 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 in your application. Please include a page showing proof of security deposit funds, and then overnight Checks 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 Tenant Name _____ #2 Spouse Name _____
Mobile Phone #1 _____ **Mobile Phone #2** _____
Name Name

Daytime Phone(s) _____ **Home Phone** _____
Name

Desired Date of Occupancy _____ Address of property: _____

Additional adults OVER 18 who will occupy: _____

A. Applicant Name _____

Last Legal Name Nickname Middle Name (Maiden Name)
Date of Birth _____ Social Security # _____

Any criminal charges? Evictions? Foreclosures? _____
Description/In what state/Date?

B. Spouse's Name _____

Last Legal Name Nickname Middle Name (Maiden Name)
Date of Birth _____ Social Security # _____

Any criminal charges? Evictions? Foreclosures? _____
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 [] Drive by [] Newspapers/Magazines [] Referral
[] RentKcHomes.com [] Zillow [] Rent.com [] CraigsList [] Other
[] Major Search Engines What Keywords Did You Use

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
(Includes Personal Housing Agencies) | Past and Present Employers
Welfare Agencies | Support and Alimony Providers
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 <u>Advantage Homes,LLC</u>	Signature _____	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)



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Authorization to Direct Debit Rent

I / We, _____,
hereby authorize Advantage Homes, LLC to direct debit** my monthly rent, per my lease agreement
terms, until I provide cancellation notice in writing.

Property Address: _____

Date: _____

Checking or Savings

(circle one)

Bank Name: _____

Routing #: _____

Account #: _____

Local Branch Phone #: _____

I understand a \$2.25 charge will apply for each transaction

Signature of Renter

Date

Signature of Renter

Date