SUBLIME PROPERTIES LLC
Rental Information & Application Instructions

Sublime Properties, LLC will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.

1. A separate application is required for **each applicant** over the age of eighteen who intends to reside in the property. This guarantees our compliance with federal, state and local Fair Housing laws.

2. A $25 application fee is required from each adult applicant. This application fee is non-refundable; however, if your application is NOT completely processed, the application fee *may* be refunded.

3. Applicants **must** view the inside of the property before their application will be processed. Exceptions *may* be made if the applicant has a family member or friend view the property and the applicants view the property via a Zoom call or Facetime.

4. We require **all** applicants to register at Pet Screening, Inc., a third-party pet screening and assistance animal validation provider. There is no charge unless you have a pet. There is a $20 charge to register your first pet and $15 for subsequent pets. Use this link to register: https://sublimeproperties.petscreening.com
   Note: *We do not accept vicious or attack-trained dogs*. *Pets, if they are cats and/or dogs should be neutered or spayed.*

   a. Applicants who do not have pets will be asked to affirm that they understand our pet policies.
   b. Applicants with pets will provide profiles of their pets, which we use to qualify them for occupancy. The pets' age, breed, sex, current licensing, shots and photos will be a part of each pet's profile. Applicants will have access to these profiles for one year (unless renewed) and can share this centralized pet information with whomever they wish, including veterinarians, pet groomers, dog walkers, pet friendly hotels, etc.
   c. Applicants requesting a special accommodation for an assistance animal will be asked to substantiate their need for the animal. We do not accept documentation from online companies that simply charge a fee to issue paperwork, but do not actually evaluate the need for an emotional support animal. ***Note: It is against the law to intentionally misrepresent a need for an assistance animal under Illinois Complied Statutes §310 ILCS 120 and you may be prosecuted for such misrepresentation***.

5. Applicants are **not** accepted on a *"first-come, first-served"* basis, but on a best-qualified basis.

6. A lead-based paint disclosure is included with this packet if the housing was built prior to 1978. This disclosure must be signed by all applicants & returned with your rental applications. The EPA also requires that the pamphlet *"Protect Your Family From Lead in Your Home"* be made available when renting or selling houses constructed before 1978. This pamphlet is either included or may be read or downloaded online at: http://bit.ly/2U72YVi

7. Sublime Properties LLC will pull a credit report (which includes FICO credit score, eviction and bankruptcy reports, SSN verification, employer verification, sex offender, criminal, and terrorist watch list reports) on every applicant. We will also contact your current and past landlords, as well as current and past employers to verify the information provided on your application.

8. Bad credit will usually disqualify you unless there are extenuating circumstances. If you have credit problems, a letter of explanation *may* help to qualify you. (Generally we are looking for 700+ FICO credit scores.)

9. Income Verification: Please provide copies of your pay stubs for the previous 60 days or a letter from your employer on company letterhead to verify income. If you are self-employed, you will be required to verify your income with copies of tax returns, 1099s and/or other relevant data. If you have other income you would like us

to consider in qualifying your application (such as Social Security benefits, Retirement or Pension benefits, Alimony or Child Support, Disability payments, Savings & Investment income, etc.), please provide verification of such other income.

10. Any false statements or deliberate misrepresentation of facts will automatically disqualify the application.

11. No smoking or vaping of any substance is allowed in any of our properties (including the garage). Growing, cultivation, smoking, cooking, raising or dispensing of marijuana is strictly prohibited.

12. Applicants must not have a felony record that was adjudicated guilty or had adjudication withheld for the past fifteen (15) years; however, time limits are waived for **anyone found on a terrorist watch list or anyone with a felony conviction for any crimes related to homicide, manslaughter, stalking, sex offenses requiring registration, and/or manufacturing and distribution of a controlled substance**. These will be grounds for denial. Current or pending felony indictments will also be grounds for denial. We will assess applicants' criminal history on an individual basis. Our goal is to treat all applicants fairly and ensure they have equal opportunities for housing.

13. If you are accepted for Tenancy, a payment in the amount of twice the monthly rent (in cash, money order or cashier's check) is due when contracts are signed. We will also require a copy of your current driver's license (or other government-issued photo ID) and one other form of ID. If you have pets and they are approved, there is an additional "pet rent" of $25.00 per month, per pet.

14. If your application is denied, we will send a letter to the email address on your application listing the reason(s) for denial.

15. **Incomplete applications will not be processed**. Please fill in all spaces and answer all questions as fully as possible (*more information is better than less*).

16. Properties will continue to be shown and applications accepted until a rental contract is signed and an amount equal to twice the monthly rent has been received.

Sublime Properties believes that our tenants are our greatest assets. We have rented to dozens of tenants since 2005. We offer well-maintained properties for long-term occupancy to people who wish to take our houses and make them their homes. Our typical tenants rent for multiple years (our longest tenancy is over 12 years) and we have never had a tenant forced to move because of a foreclosure. We offer discounted rent to tenants who are willing to take on the responsibility for the minor maintenance that comes from living in a home. If what we offer appeals to you and you meet our qualifying criteria (listed below), we invite you to apply to rent this property.

Our Qualifying Criteria –

1. Income minimally should be 3 to 4 times the monthly rent
2. Generally 700+ FICO credit score
3. Stable employment & income
4. Positive rental history (and/or mortgage payment history)

*** Note: You must meet *at least* 3 out of the 4 criteria listed above in order to be approved to rent this property. ***

I acknowledge that I have read and understand all of the above.

_____ _____

Applicant's signature Date

SUBLIME PROPERTIES
Rental Transaction Disclosure & Hold Harmless Agreement

- Sublime Properties is acting as Landlord in this transaction and is leasing or subleasing this property to Tenants. All parties acknowledge and agree that Sublime Properties LLC, is a principal party to this transaction and not an Agent for Tenants or Owners. No leasing and/or management fees will be due Sublime Properties LLC for this transaction.

- Sublime Properties will negotiate on its behalf and will not act as an advocate for any other entity in this transaction.

- Sublime Properties shall disclose to Tenants all adverse material facts about the property actually known by the Company (subject to the limitations of 765 ILCS 77).

- Sublime Properties will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.

- Sublime Properties requires, per its policy and procedure manual, that a copy of this disclosure be signed by each applicant and returned to Sublime Properties before any action will be taken to process the application. *(All applicants may jointly sign one copy of this form keeping all additional copies for their records.)*

- Sublime Properties discloses that applicants will **not** be accepted on "a first-come, first-served basis" and that Sublime Properties shall screen prospective Tenants on a best-qualified basis and on the Company's needs. The Company's screening criteria, as set forth in the Company's policy and procedure manual, is available for inspection by appointment.

- Applicants should **not** tell Sublime Properties any information that they do not want the Company to know because all information received will be used to evaluate applicants.

- Applicants understand that incomplete applications will not be processed and that any false statements or deliberate misrepresentation of facts will automatically disqualify their applications.

- Tenants and Owners shall **not** be vicariously liable for the Company's acts since no agency relationship exists. (*Vicarious liability is a principal's liability for the acts of an agent when the agent is acting within the scope of the agent's employment.*)

I acknowledge that I have read this form, understand its meaning and agree to be bound by it in its entirety. I agree to look solely to Sublime Properties, as acting Landlord of the property, and to hold all other parties harmless should any rental conflict or other problem involving the property offered for rent arise, either now or in the future.

_____ _____

Applicant's Signature Date

Sublime Properties Rental Application

EQUAL HOUSING OPPORTUNITY

Property Address: _____

How did you hear about this property? If internet, what website? _____

PLEASE NOTE: **Separate applications are required for each applicant age 18 or above** who will reside at the property. This guarantees our compliance with federal, state and local Fair Housing laws**. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.**

THE FOLLOWING TWO OPTIONS* ARE MADE AVAILABLE TO ALL APPLICANTS:
First Option: Applicants desiring to live together as a single housekeeping unit may elect to financially qualify for tenancy as a group, in which case Landlord has the right to immediately terminate the rental contract when any one member of that group vacates the property.
Second Option: Each legal entity may elect to financially qualify for tenancy individually, in which case the occupant may continue to lease the property if one or more of the other parties to the rental contract vacate the property for any reason.
**Note: All applicants desiring to live together must choose the same option*
☐ **I elect the first option.** ☐ **I elect the second option.** **Desired move-in date?** _____

NOTE: APPLICANTS WILL **NOT** BE ACCEPTED ON A "FIRST-COME, FIRST-SERVED" BASIS. LANDLORD WILL ASSIST ALL PERSONS WITHOUT REGARD TO RACE, COLOR, CREED, SEX, RELIGION, NATIONAL ORIGIN, FAMILIAL STATUS, MARITAL STATUS, HANDICAP, OR ANCESTRY.

Please Print or Type
Applicant's full legal name_____ Social Sec. #_____

Other name(s) used within the past 20 yrs. _____ Date of birth_____

Home phone_____ Work phone_____ Mobile phone_____

Email address_____ How long do you see yourself living in the home?_____

Have you applied for residency or leased from Sublime Properties in the past?_____ If so, when?_____

What is the best way for us to contact you regarding this application?_____

List your last five years residence history & at least your last three addresses

Current address_____ City_____ State_____ Zip_____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)_____

How long at present address?_____ Occupancy dates_____ Monthly Rent or Mortgage_____

Landlord or Mortgage Company name_____ Phone_____

Loan # (if applicable)_____ Why are you moving?_____

Former address_____ City_____ State_____ Zip_____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)_____

How long at former address?_____ Occupancy dates_____ Why moved?_____

Former Landlord's Name_____ Phone_____Monthly Rent or Mortgage_____

Former address_____ City_____ State_____ Zip_____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)_____

How long at former address?_____ Occupancy dates_____ Why moved?_____

Former Landlord's Name_____ Phone_____Monthly Rent or Mortgage_____

Former address_____ City_____ State_____ Zip_____

Type of property (apartment, duplex/4-plex, townhouse, condo, mobile home, house, etc.)_____

How long at former address?_____ Occupancy dates_____ Why moved?_____

Former Landlord's Name_____ Phone_____Monthly Rent or Mortgage_____

List all vehicles that will be parked at the property Driver's License #_____ State_____

Vehicle	Make/Model/Year	License No./State
1.		
2.		
3.		

List your employment history for the last five years & at least your last three employers *(Please include titles or military ranks, etc. Note: If you are self employed you will be required to substantiate your income with copies of tax returns and/or other relevant data.)*

Current Employer_____ Dates_____ Phone_____

Address_____ City_____ State_____ Zip_____

Position / Job description_____ Monthly gross pay_____

Mo take-home_____ Superior's name & position_____ Phone_____

List any additional monthly income you wish to be considered in qualifying your application (child support, SS, etc.)_____

_____

Former Employer_____ Dates_____ Phone_____

Address_____ City_____ State_____ Zip_____

Position / Job description_____ Why left?_____

Monthly gross pay_____ Superior's name & position_____ Phone_____

Former Employer_____ Dates_____ Phone_____

Address_____ City_____ State_____ Zip_____

Position / Job description_____ Why left?_____

Monthly gross pay_____ Superior's name & position_____ Phone_____

Former Employer_____ Dates_____ Phone_____

Address_____ City_____ State_____ Zip_____

Position / Job description_____ Why left?_____

Monthly gross pay_____ Superior's name & position_____ Phone_____

List bank accounts

Bank Name	Checking/Savings	Approximate Balance
1.		
2.		

Credit References - Credit Cards & Loans What are your approximate scheduled monthly payments?_____

Name	Purpose	$ Limit	Balance	Mo Payment
1.				
2.				

Emergency Contacts – *These should be your nearest relatives or close personal friends who you would want contacted and who you grant immediate access and authorization to retrieve any of your mail and possessions in case of an accident or death.*

Name	Address/email	Phone	Relationship
1.			
2.			

List two personal / professional references (accountant, lawyer, banker, etc.)

Name	Address	City / State / Zip	Phone #
1.			
2.			

List all animals that you desire to have live on the premises. REMEMBER - all applicants (even those who do not have animals) must register at https://sublimeproperties.petscreening.com

Animal's Name	Type/Breed/Size	Sex/Neutered/Spayed	Indoor/Outdoor/Both
1.			
2.			
3.			

Personal Skills: ☐ Lawn & garden care ☐ Painting ☐ Carpentry ☐ Plumbing ☐ Electrical ☐ Mechanical

Other_____

Tools You Own: ☐ Vacuum ☐ Mop ☐ Tool Box ☐ Mower ☐ Yard tools ☐ Snow shovel/snow blower ☐ Hoses/Sprinklers

Please answer the following questions *(explain your answers on additional page(s) as necessary)*

1.	Have you ever been served a Notice, been evicted or asked to move from any tenancy? *If yes, please explain.*	☐ Yes	☐ No
2.	Have you ever broken a rental agreement or lease? *If yes, please explain.*	☐ Yes	☐ No
3.	Have you ever willfully and intentionally refused to pay rent when due? *If yes, please explain.*	☐ Yes	☐ No
4.	Do you know of anything that might interrupt your income or ability to pay rent? *If yes, please explain.*	☐ Yes	☐ No
5.	Are there any outstanding judgments against you? *If yes, please explain.*	☐ Yes	☐ No
6.	Have you had property foreclosed upon or given title or deed in lieu of foreclosure? *If yes, please explain.*	☐ Yes	☐ No
7.	Have you ever filed a petition of bankruptcy? *(If yes, please note when and where, if the bankruptcy has been discharged and date of discharge.)* _____	☐ Yes	☐ No
8.	Are you a named party to a criminal proceeding, lawsuit or unlawful detainer filing? *If yes, please explain.*	☐ Yes	☐ No
9.	Have you ever initiated or been the defendant in a lawsuit? *If yes, please explain.*	☐ Yes	☐ No
10.	Have you or anyone in your household ever been convicted of a felony or misdemeanor? *If yes, please explain.*	☐ Yes	☐ No
11.	Rent is due in advance on the last business day of each month. Are you able to fulfill this requirement?	☐ Yes	☐ No
12.	Are you obligated to pay child support, alimony or separate maintenance? *(If yes, how much?)* _____	☐ Yes	☐ No
13.	Are you the co-maker or endorser on any lease, loan or mortgage? *If yes, please explain.*	☐ Yes	☐ No
14.	Do you plan to conduct any commercial business from the residence? *If yes, please explain.*	☐ Yes	☐ No
15.	Have you viewed the inside of the property?	☐ Yes	☐ No
16.	Do you or does anyone in your home smoke any substance?	☐ Yes	☐ No

List any additional info you think will help us process your application *(attach additional pages if necessary)*

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Applicant agrees to pay a non-refundable fee of $25.00 to Sublime Properties Corporation for the processing of this application. Fax all 5 completed forms to 866-788-9892 or email them to info@rentforlessnow.com so that you are able to retain a copy.

Note: All applicants applying to live together in the same property must submit paperwork for all parties before we will begin processing any of the individual applications.

Remember: All applicants must register at PetScreening.com. There is a small charge **only** for pet owners. Please refer to our *Rental Information & Application Instructions* for more information. Use this link: https://sublimeproperties.petscreening.com

Applicant further agrees that all credit information maintained by Landlord may be given to any credit reporting service and that Landlord will be held harmless. Applicant certifies that the information given in this application is true and correct. **Applicant understands that any false statements or deliberate misrepresentation of facts will automatically disqualify this application and cause any subsequent rental contract to be null and void and of no effect.**

_____ _____

Applicant's Signature **Date**

Authorization to Release Information

I do hereby authorize a review and full disclosure of all records, or any part thereof, concerning myself by/to any authorized personnel of Sublime Properties, its successors and/or assigns. The intention of this authorization is to provide information which will be utilized in connection with a rental application, current lease, former lease, lease renewal and/or collection of funds due Sublime Properties, its successors and/or assigns.

I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through Sublime Properties, its successors and/or assigns. A copy of this authorization may be accepted as an original.

Signature **Date**

PRINT NAME

Lead-Based Paint Disclosure (Rentals)

Attachment to Residential Lease or Rental Agreement for the Property known as:

Street Address	City	State	Zip

WARNING! LEAD FROM PAINT, DUST, AND SOIL CAN BE DANGEROUS IF NOT MANAGED PROPERLY
Penalties for failure to comply with Federal Lead-Based Paint Disclosure Laws include treble (3 times) damages, attorney fees, costs and a penalty up to $10,000 (plus adjustment for inflation) for each violation.

Disclosure for Target Housing Rentals and Leases
Disclosure of Information on Lead-Based Paint and /or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure To Tenant(s)

(a) Landlord acknowledges that Landlord has been informed of Landlord's obligations. Landlord is aware that Landlord must retain a copy of this disclosure for not less than three years from the commencement of the leasing period.

(b) Presence of lead-based paint and/or lead-based paint hazards (check one box below):
☑ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
☐ Landlord has knowledge of lead-based paint and/or lead-based paint hazards are present in the housing (explain):

_____

(c) Records and reports available to Landlord (check one box below):
☑ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
☐ Landlord has provided tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____

Tenant's Acknowledgement

(d) Tenant has read the Lead Warning Statement above and understands its contents.
(e) Tenant has received copies of all information, including any records and reports listed by Landlord above.
(f) Tenant has received the pamphlet "Protect Your Family From Lead in Your Home."

Certification Of Accuracy By Landlord And Acknowledgement Of Receipt Of Lead-Based Paint Disclosure By Tenant(s).
I, the Landlord, do hereby certify that the statements I have made are accurate to the best of my knowledge. I (we), the Tenant(s) do hereby acknowledge receipt of this lead-based paint disclosure from Landlord.

Sublime Properties by:

Greg Christiansen, Landlord Tenant Date

Tenant Date Tenant Date