

725 Old Orchard Ave.
Excelsior Springs, MO 64024
Lease application information

Thank you for your interest in renting an apartment at 725 Old Orchard. Before filling out a lease application, we want you to be aware of several conditions and restrictions of occupancy, including background/credit check information. The following information may help you determine your interest in pursuing a lease.

- Lease applicant agrees to non-refundable \$25 (cash) credit check fee. Fee will **not** be refunded if lease application is approved or denied.
- Due to property and liability insurance restrictions at 725 Old Orchard:
 - No outside grilling or barbecue is allowed within 10 feet of the physical structure of the house, including grilling on porches and decks.
 - The use of space heaters or supplemental heating of any kind is prohibited. This includes electric and kerosene heaters.
 - **Personal property (except outdoor chairs) may not be stored on upper-unit balcony.**
- No pets allowed - no exceptions.
- First month's rent and damage deposit due upon signing of lease.
- Tenants agree to allow Landlord to enter premises for annual pest and material condition safety inspections as necessary.
- Landlord will provide water for tenants' normal use. Water service is not to be used outside of premises, such as for washing vehicles, etc.
- Tenants agree to start gas and electric utilities on the effective date of their lease and maintain utilities for the life of the lease.
- Tenants acknowledge that Landlord is not responsible for lost, damaged, or stolen personal property, including any items stored in basement. Tenants are encouraged to purchase renters' insurance.

Lease applicant acknowledges that the terms of this information sheet will be part of their binding lease agreement.

Print name

Signature

Date