

# APPLICATION FOR LEASE

\$40 NON-REFUNDABLE APPLICATION FEE  
ALL OTHER DEPOSITS ARE NON-REFUNDABLE EXCEPT IF APPLICATION IS REJECTED

## APPLICANT INFORMATION

Applicant:		Applicant Soc. Sec. #:	
Applicant Phone:		Applicant Email:	
Co-Applicant:		Co-Applicant Soc. Sec. #:	
Co-Applicant Phone:		Co-Applicant Email:	
Applicant Date of Birth:		Co-Applicant Date of Birth:	
Number to Occupy Apt.?	No. Adults:	No. Children:	Ages:
Address Applying For:			Apt #:      Size:
For Period Starting:	Thru:	At Monthly Rent of \$	
payable in advance with last month's prepaid rent \$			, payable upon approval.

## EMPLOYMENT INFORMATION

Applicant Employed By:		How long?	
Business Address:		Occupation:	
Supervisor:	Position:	Phone:	
Previous Employer:		How long?	
Business Address:		Occupation:	
Co-Applicant Employed By:		How long?	
Business Address:		Occupation:	
Supervisor:	Position:	Phone:	
Previous Employer:		How long?	
Business Address:		Occupation:	
Applicant Gross Salary (before tax deductions)	Hourly: \$	Co-Applicant Gross Salary (before tax deductions)	Hourly: \$
	Weekly: \$		Weekly: \$
	Annually: \$		Annually: \$

## RENTAL INFORMATION

Applicant Present Address:		Zip Code:	Phone:
Applicant Present Landlord:	Address:		Phone:
How long premises rented?	from:	thru:	at a rental of: \$
Applicant Past Address:		Zip Code:	
Applicant Past Landlord:	Address:		Phone:
How long premises rented?	from:	thru:	at a rental of: \$
Co-Applicant Present Address:		Zip Code:	Phone:
Co-Applicant Present Landlord:	Address:		Phone:
How long premises rented?	from:	thru:	at a rental of: \$
Co-Applicant Past Address:		Zip Code:	
Co-Applicant Past Landlord:	Address:		Phone:
How long premises rented?	from:	thru:	at a rental of: \$

## MISCELLANEOUS

Bank Accounts	Checking Account #:	Bank:	Phone:
	Savings Account #:	Bank:	Phone:
Charge Accounts	Name:	Account #:	
	Name:	Account #:	

## MINORS TO OCCUPY APARTMENT

Name:	Date of Birth:
Name:	Date of Birth:
Name:	Date of Birth:

## CONDITIONS

I hereby request to lease the above named premises from owner for the above stated term and I offer to pay rent as above specified. This offer shall become binding upon said owner only when accepted by it. I REMIT \$100 AS EARNEST MONEY WITH CH VENTURES, LLC, AS REMITTEE OF OWNER. SAID DEPOSIT SHALL BE RETURNED TO ME IF THIS OFFER IS NOT ACCEPTED. IF MY APPLICATION IS ACCEPTED, I AGREE TO EXECUTE A WRITTEN LEASE FOR THE ABOVE NAMED PREMISES UPON THE WITHIN RECITED TERMS IF AND WHEN REQUESTED TO DO SO, AND AT THE SAME TIME TO PAY ONE MONTH'S RENT. IF SAID OFFER HAS BEEN ACCEPTED AND I FAIL OR REFUSE TO EXECUTE SAID LEASE OR TO PAY ANY OF THE SAID MONIES DUE, OR CHOOSE TO WITHDRAW MY OFFER BEFORE ACCEPTANCE, OR FALSIFY ANY INFORMATION SUPPLIED BY ME IN THIS OFFER, SAID DEPOSIT MAY BE RETAINED AS LIQUIDATED DAMAGE FOR THE BENEFIT OF THE OWNER. **I UNDERSTAND THAT SAID DEPOSITS WILL NOT BE RETURNED TO ME IF I AM ACCEPTED AND FAIL OR REFUSE TO EXECUTE SAID LEASE.**

BCHHOYNE, LLC (herein "Landlord") owns and manages this building. Landlord will review and evaluate this application. CH Ventures, LLC, as remittee, will process and deposit your application fee on Landlord's behalf. If your application is approved, CH Ventures, LLC, as remittee, will process and deposit your monthly rent payments on Landlord's behalf, with CH Ventures, LLC's sole duty with respect to rent payments being to receive and deposit the rent into an account owned by Landlord.

**Applicant agrees and understands that CH Ventures, LLC does not own the building nor does it operate or manage it in any way. CH Ventures, LLC's sole functions are to gather applicants' credit information, collect application fees and rents, and otherwise act as remittee on Landlord's behalf.**

In accordance with the Illinois Realtors' Code of Ethics, Applicant acknowledges that Cameel Halim, a member of BCHHOYNE, LLC, is an Illinois licensed managing real estate broker. Applicant further acknowledges that this Application is between Tenant and BCHHOYNE, LLC only, and that this acknowledgment does not create or alter any contractual relationship.

I HAVE READ AND I UNDERSTAND THE ADDITIONAL COVENANTS AND AGREEMENTS SET FORTH BELOW AND UNDERSTAND THAT THEY WILL BE PART OF THE LEASE.

I UNDERSTAND THAT THIS APPLICATION AND THE INFORMATION IN IT ARE THE PROPERTY OF LANDLORD.

NO VERBAL AGREEMENTS OR PROMISES ARE MADE HEREUNDER.

I ACKNOWLEDGE THAT I HAVE VIEWED THE WITHIN NAMED PREMISES AND THAT THE APARTMENT IS ACCEPTABLE EXCEPT FOR THE FOLLOWING:

**I AUTHORIZE CH VENTURES, LLC, AS REMITTER FOR LANDLORD, TO OBTAIN A CREDIT REPORT AND ALL INFORMATION NECESSARY TO VERIFY MY EMPLOYMENT AND RENTAL HISTORY. CH VENTURES, LLC WILL PROVIDE THIS INFORMATION TO LANDLORD WHO WILL USE IT TO REVIEW YOUR APPLICATION**

Signature of Applicant: /s/

Date:

Signature of Co-Applicant: /s/

Date:

## AGREEMENTS

If applicant is accepted as a Tenant, Applicant/Tenant ("Tenant") understands and agrees to the following:

1. No pets allowed except for properly documented service animals and properly documented emotional support animals.
2. No decoration, painting, or wallpapering by Tenant is allowed.
3. Moving in and out is to be done from the rear entrance.
4. Garbage is to be packed in plastic bags and Tenant is to carry such bags to the garbage containers outside.
5. Holdover Tenants are liable for double the monthly rent.
6. Tenant acknowledges that Tenant will pay all electric and cooking gas charges directly to the utility companies except when additional rent is specified and charged in centrally metered buildings.
7. Subletting shall be permitted. However, Landlord shall retain the right of refusal for any potential sublessee who does not meet the criteria and standards required of all incoming tenants in the building. Tenant agrees to follow all reasonable guidelines set forth by Tenant regarding subletting. Subletting shall not constitute a release from or the termination of the lease.
8. In the event Tenant relinquishes to Landlord possession of the premises prior to the expiration of the lease, Tenant will be responsible for all rent due until the end of the lease or until the apartment is re-rented.
9. Tenant understands and agrees that Tenant hereby waives any right to participate, either as a class representative or class member, in any putative class action claim against Landlord.
10. Landlord may charge Tenant a late fee for late-paid rent in the amount allowed by local ordinance.
11. Landlord retains the right to refuse to renew Tenant's lease should Tenant incur one or more late charges during the course of the lease.
12. To the extent permitted by governing law, Tenant understands and agrees that, if Landlord so chooses, Landlord may serve any demand or notice, including those provided by statute or local ordinance, by way of (a) email delivery or (b) by posting on the front door to the Premises if no one answers the door.

## DISCLOSURE REGARDING RENTAL APPLICATION REVIEW

In conjunction with your application for housing, Landlord will review your application to determine your qualifications for the tenancy you are applying for. Your background information may be obtained in the form of consumer reports and/or investigative consumer reports. These reports may be obtained at any time after receipt of your authorization and, if approved as a tenant, throughout your contract period. The scope of this reporting will include any information about your individual background, including, but not limited to, that produced by consumer reporting agencies.

When analyzing whether an applicant qualifies to rent, we utilize a four-factor, holistic review. The four factors we consider are: (1) employment history, (2) income, (3) rental history, and (4) credit history. No one factor is dispositive in our analysis and poor performance in one factor can be overcome by good performance in other factors. The first factor is employment history in which we look at your length of continuous employment within a 5-year look-back period. The second factor is monthly income in which we consider the ratio of your monthly income to the proposed amount of monthly rent for the apartment that you are applying for. Employment income, as well as any form of subsidy, including Section 8, SSI, and SNAP, is considered. The third factor is rental history in which we look at the years that you lived in an apartment and paid rent within a 5-year look-back period. The fourth factor is your credit history in which we look at the credit information and credit score contained in your credit report. We do not have a minimum credit score for acceptance; rather, we look at all the information contained within the credit report.

After conducting an individualized assessment, we will either approve or deny your rental applications, and notify you whether or not you are approved.

A copy of Part 700 of the Cook County Commission on Human Rights' procedural rules can be found on the Commission's website at <https://www.cookcountyil.gov/agency/commission-human-rights>.

**No registered sex offenders or persons under a current child sex offender residency restriction will be accepted.**