



Ruckel Properties, Inc.
REAL ESTATE & DEVELOPMENT

DUPLEX INFORMATION

- 2 bedrooms / 1 bathroom
- approximately 700 square feet
- gas stove
- refrigerator
- washer and dryer connections in utility room
- central heat and air conditioning
- blinds on windows
- Terrazzo flooring – Tenant may lay carpet, but may not affix to the floor.
- **no pets allowed**
- Ruckel Properties, Inc. handles all maintenance.
- Ruckel Properties, Inc. handles the lawn service.
- Rent: \$750.00 per month – no utilities included
- Security Deposit: \$750.00
- 12-month lease agreement required
- \$40.00 credit check fee required at time of application submittal for each prospective tenant 18 years of age or older.
- Ruckel Properties, Inc. has a no cash policy.

Directions to Nordberg Avenue:

From John Sims Parkway in Valparaiso, go west on Lincoln Avenue. Turn left onto Nordberg Avenue. Duplexes are on the right.

Directions to Judith Drive:

From John Sims Parkway in Valparaiso, go west on Lincoln Avenue. Take a right onto Judith Drive. Duplexes are on the right.

CREDIT APPLICATION

FULL NAME _____

SOCIAL SECURITY NUMBER _____ DATE OF BIRTH _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

TIME AT CURRENT ADDRESS _____ OWNS RENTS BUYING BOARDING LIVES W/ PARENTS

PREVIOUS ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOME PHONE _____ WORK PHONE _____ CELL PHONE _____

EMAIL ADDRESS _____

NUMBER OF DEPENDENTS, INCLUDING SPOUSE _____ SINGLE MARRIED DIVORCED SEPARATED WIDOW(ER)

NAME(S) AND AGE(S) OF OTHER TENANT(S) TO LIVE IN RENTAL _____

DATE RENTAL NEEDED _____

EMPLOYER _____ EMPLOYMENT ADDRESS _____

POSITION HELD _____ SINCE _____ MONTHLY INCOME _____

FORMER EMPLOYER _____ FROM _____ TO _____ MONTHLY INCOME _____

FORMER EMPLOYMENT ADDRESS _____

OTHER HOUSEHOLD INCOME – AMOUNT & DESCRIPTION _____

REFERENCES AND/OR PREVIOUS LANDLORD(S). IF NO PREVIOUS LANDLORDS, PLEASE EXPLAIN. _____

1. _____ PHONE # _____

2. _____ PHONE # _____

NAME & ADDRESS OF NEAREST RELATIVE _____ RELATIONSHIP _____

HAVE YOU PREVIOUSLY HAD AN ACCOUNT WITH US? _____ IF SO, WHEN? _____

Please note the following:

1. All apartments are unfurnished.
2. NO PETS are allowed in the apartment or on the premises during the rental period.
3. This application will be held for thirty (30) days only unless otherwise specified.

I affirm that all the information on this application is true, accurate, complete and correct and agree that if this is not so, my application may be denied and/or my lease will be held in default and I may be subject to eviction.

I hereby agree to pay a nonrefundable application fee of \$40.00.

I hereby authorize Ruckel Properties, Inc. or any credit bureau or other investigative agency employed by Ruckel Properties, Inc., to investigate any references herein listed or statements or other data obtained from me or from any other person pertaining to my credit and financial responsibility. I understand that accounts are to be settled in full each month unless other arrangements are made. I hereby authorize Ruckel Properties, Inc. to obtain consumer reports, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I understand that subsequent consumer reports may be obtained and utilized under this authorization in connection with an update, renewal, extension or collection with respect or in connection with the rental or lease of a residence for which application was made. I hereby expressly release Ruckel Properties, Inc., and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.

SIGNATURE _____

DATE _____

Lead-based Paint Warning Statement for Rental Housing



Addendum to Lease: This clause is incorporated into the lease between
 _____ Ruckel Properties, Inc. _____ (Landlord)

and _____ (Tenant)
 concerning the residential Property built before 1978 and located at:

(In the following disclosure, **Landlord** is referred to as "Lessor" and **Tenant** is referred to as "Lessee.")
 "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, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):
 (i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information above.
 (d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Landlord/Lessor	_____ Date	_____ Landlord/Lessor	_____ Date
_____ Tenant/Lessee	_____ Date	_____ Tenant/Lessee	_____ Date
_____ Listing Licensee	_____ Date	_____ Cooperating Licensee	_____ Date

Landlord (_____) (_____) Listing Licensee (_____) Tenant (_____) (_____) Cooperating Licensee (_____) acknowledge receipt of a copy of this page, which is Page 1 of 1