



Family Owned and Operated

LEASE APPLICATION (PLEASE PRINT)

Last Name First Middle Date of Birth Social Security Number Cell Number Email Address Current Street Address City, State, Zip If you are a full-time student, where are you enrolled, what year, and what is your major? Name(s) of anticipated roommate(s)

RENTAL HISTORY Please provide information regarding your current rental or housing situation, including if you currently reside in university housing. Current/Previous Landlord Phone Number: What is/was the rental address? When did you rent at this address? What is/was your monthly rent? Have you ever been evicted from a rental unit? If yes, for what reason I am currently living with a parent/guardian/family member and have never rented.

GUARANTOR Undergraduate or unemployed applicants are required to have a guarantor on the lease. Graduate students, retirees or those with a solid rental reference and/or employment history will not need a guarantor. Name of Guarantor: Relationship to Applicant: Street Address: City, State, Zip Cell Number Email Address

(OVER)

**EMERGENCY CONTACT** *Please provide an additional contact (not your guarantor) that we could contact in case of an emergency.*

Emergency Contact: \_\_\_\_\_ Relationship to Applicant: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Cell Number \_\_\_\_\_ Email Address \_\_\_\_\_

Do you understand that we **do not allow pets** at our rental properties?  Yes

Do you understand that **smoking is not allowed** inside the rental property?  Yes

Do you understand that we have a quiet hours provision in our lease?  Yes

### **BASIC LEASING CONDITIONS FOR BURNHAM RENTALS**

1. All leases with Burnham Rentals are for the time frame stated on the lease, unless otherwise denoted.
2. Rental occupancy is limited to the named individuals and number specified in the lease.
3. Applicants may be required to have a parent or guardian cosign the lease.
4. The damage deposit paid at lease signing is not to be considered as rent payment by the Lessee. All rents must be paid within five (5) days of its due date.
5. The rent specified in the lease is the obligation of all persons signing the lease. In the event the full rent is not paid, all parties signing the lease will be held responsible, regardless of any partial payments made.
6. **No loud noises, instrumental or vocal practicing, or large parties in rental units. All rentals have a quiet hours provision.** If you cannot abide by the quiet hours provisions, you should not rent from us. All units shall be kept quiet enough as to not disturb neighbors. Violation of this clause is cause for eviction.
7. It is understood that all Burnham Rentals properties **prohibit smoking** inside the rental unit.
8. No pets or visiting pets allowed. Burnham Rentals will make reasonable accommodations for service animals with appropriate documentation and approval from all parties living in the rental unit.
9. The rental unit **may not** be subleased without the specific written permission of Burnham Rentals. Subleasing the rental unit **will not** relieve the original Lessee(s) from their obligation for rental payments until the expiration of the original lease term. Lessor reserves the right to charge a sublease fee of \$75. A rental unit may only be subleased once during the term of the contract. Conditions and terms for subleasing are available upon request from Burnham Rentals or their website.
10. At the check-out inspection, the rental unit must be left in as good as or better condition as documented during the check-in inspection. After the check-out inspection is completed, the balance of the damage deposit will be returned to the person(s) paying the deposit within 45 days of lease expiration.
11. In the event that Burnham Rentals (either through court action or agreed terms with the Lessee(s)) requires the Lessee(s) to vacate the rental unit prior to the expiration of the lease, the Lessee(s) is/are responsible for any rent (past, current or future) and any unpaid utilities due under the terms of the lease.

I have read the above application and understand that the conditions specified above are not inclusive, and there are other conditions in the lease itself. I understand that the lease is available to view online at burnhamrentals.com. It is understood that any misrepresentation of information provided by the applicant on this form will automatically disqualify the applicant from signing a lease with Burnham Rentals. The completion of this application creates no legal obligation on the part of Burnham Rentals or the applicant.

**I hereby authorize, for verification purposes, the release of any information provided to Burnham Rentals in this application.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date