

Lloyd Cook Rentals, LLC - 509-865-6833 or 509-829-3365

Rental Application & Tenant Addendum – www.LloydCookRentals.com

Mail Rental Application in Envelope to Lloyd Cook Rentals, PO Box 778, Zillah, WA 98953 or fold and drop in door slot box at our Self Storage Facility at 18 N A, Toppenish (beside the Pool) enter on B Street. Email to LloydCookRentals@gmail.com

All Applications will be forwarded to our Leasing Agent in Sunnyside. You will be notified when your application has been reviewed
See our Website for Vacancies, Apply for a Vacancy or Enter what you are looking for.

Name1 _____ **Phone** _____

Name2 _____ **Phone** _____

Current Living Address _____ **City** _____ **State** _____ **Zip** _____

Current Mailing Address _____ **City** _____ **State** _____ **Zip** _____

Date of Birth-Name1 _____ **Soc Sec** _____ **License#** _____

Date of Birth-Name 2 _____ **Soc Sec** _____ **License#** _____

All Tenants over Age 18 must complete information. Use 2 applications if needed

Current Landlord _____ **Phone#** _____ **Rent\$** _____ **Yrs** _____

Former Landlord _____ **Phone#** _____ **Rent\$** _____ **Yrs** _____

Reason for moving _____ **Pet?** _____ **What kind** _____

Employer of Name1 _____ **Address** _____ **Phone** _____

How Long (Yrs) (Months) Occupation Monthly Income Name 1\$

Employer Name1 2nd Job Phone #

How Long (Yrs) (Months) Occupation Monthly Income Name 1 \$

Employer of Name2 _____ **Address** _____ **Phone** _____

How Long (Yrs) (Months) Occupation Monthly Income Name2 \$

Number of Adults _____

Names & Ages of Children _____

Personal References _____ **Phone** _____

Personal Reference _____ **Phone** _____

To my knowledge all above is true and accurate! Typed Name Sent by Email will represent Signature.

Email Address: _____

Signature _____ **Date** _____

Signature _____ **Date** _____

Cosigner Signature _____ **Date** _____

I/We understand that Leasing Agent represents the Property Owner.

By my signature (or typed name that is filled in and sent by email only) above, I authorize Lloyd Cook Rentals and their Property Management Agent to verify all information on this application. Turn in Application at storage building, mail per instructions above or email to LloydCookRentals@gmail.com

LloydCookRentals@gmail.com. All Applications will be forwarded to our Leasing Agent for review

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LEASE ADDENDUM - TENANTS must provide all information at time of signing lease:

Printed Names of Tenants over Age 18 _____
Mailing Address if not the property address _____
Current Telephone/Cell phone Name 1 _____
Current Telephone/Cell phone Name 2 or other _____
Emergency Name, phone number & Address _____
Vehicles – Make/Year/License plate# to be at unit _____
Printed Names, Ages relationships of persons to live at unit _____

Repair & Maintenance Services conducted during normal business (M-F, 8am-5pm only). Please call 509-865-6833 or textmessage cell phone 509-949-1951 (repairs and Español) or 509-949-5526(owner) to request services. **Emergency Services** - heat, water, sewer, electricity & building emergencies are generally the only services on weekends.

PROPERTY REQUIREMENTS – Tenants agree the addendum is made a part of the lease: Initial each item.

- No indoor smoking, any outdoor cigarette butts must go in an outdoor garbage or can, not on the ground
- No Pets, if you bring in an unauthorized pet you must pay a \$1,500 refundable deposit or be evicted. No Exceptions!!
- Must have an operable vacuum cleaner
- Must have operable lawn mower, if there is a yard, or hire and pay for your yard maintenance
- Must have adequate hoses and sprinklers and water yard, and pay the water bill, if there is a yard
- Must maintain or clean up yard/property within 5 day notice or pay to have yard work done
- Must maintain property in mold free condition (as provided) or provide notification if mold is not controlled
- Must maintain property free of insect infestation (as provided) and give notification if property is/needs to be treated
- No Stapled or taped plastic on inside or outside of windows. Thermal draperies are available at Lowes & Home Depot
- No property alterations, inside or outside or yard, without Landlord permission.
- No parking cars on yard area. Parking allowed only on driveway or side of street.
- No furniture outside that is not intended for outdoor use.
- No Trampolines - Insurance won't allow them. No Swimming pools over 12 Inches deep, must be drained daily.
- No unlicensed or inoperable cars greater than 30 days, no visible canopies off trucks, visible storage of unused tires .
- No visible garbage or bags of garbage or recycling not in containers.
- No outside appliances that are not designed for outside use. Tenant owned non-working appliances not allowed.
- Calls to let you in if you lock yourself out are \$25 dollars for landlord to travel and let you in. Extra Key \$10.00
- Use drain strainers provided. Drain clogs or conditions caused by tenant will be charged a service call at \$40 for the first half hour, then \$60 dollars per hour there-after if the cause of problem is caused by tenant. Payment will be collected at date of service.
- Tenant is responsible for cost of damage caused by Tenant, Children or guests. If permanent stains on carpet or vinyl damage happen during your tenancy, at the end of your lease, the age and condition of flooring will be considered & security deposit will be charged for the adjusted cost to replace flooring in that room. We take pictures prior to your move-in to document condition of flooring.
- Professional carpet clean is your responsibility at move out. You choose vendor, We can provide recommendation.
- We recommend Renters insurance as we are not liable for any loss or damage to personal property.
- Annual routine inspections are conducted with proper notice.
- A pre-move out inspection appointment will be made to for Landlord & Tenant to consider pre-move-out conditions.
- Final inspection report for security deposit details is performed after return of ALL keys to DK Bain in Sunnyside.

Lloyd Cook Rentals, LLC is the property owner and its' employees and agents may provide notices for inspection, notices for yard maintenance and perform inspections (after appropriate notice). Lloyd Cook Rentals, LLC owners, employees, and agents may provide all notices allowed in accordance with the Landlord Tenant Law.

I, the undersigned, hereby certify under penalty of perjury under the laws of Washington State, that the above information is true. I understand and agree that if I am accepted as a tenant this application will become a part of my Lease Agreement and that any false or willfully omitted information on this application form may be cause for termination of my lease agreement. I hereby give my permission for a complete credit, public record, criminal, employment and reference check, plus anything further that may become apparent as a result of this information, and this permission shall constitute a release for all criminal, credit, financial, employment, and personal information necessary for such background checks.

Tenant Signature _____ Date _____ Cosigner Signature _____ Date _____
Tenant Signature _____ Date _____