



Four Horizons Realty, Inc.

Rental Application

703 N. Marion Street
P.O. Box 536
Kirksville, MO 63501
Phone: (660) 665-3400
Fax: (660) 665-3037

PROPERTY APPLYING FOR _____
DESIRED MOVE IN DATE _____
OCCUPANTS _____
OCCUPANTS OVER 18 YRS _____

APPLICANT _____ SSN# _____ DATE OF BIRTH _____

PHONE NUMBER _____ E-MAIL ADDRESS _____

SPOUSE _____ SSN# _____ DATE OF BIRTH _____

PHONE NUMBER _____ E-MAIL ADDRESS _____

CURRENT ADDRESS _____ (CITY) _____ (STATE) _____ (ZIP) _____

CURRENT LANDLORD _____ PHONE # _____

HOW LONG AT CURRENT ADDRESS _____ CURRENTLY IN A LEASE? Y N WHEN DOES THE LEASE END? _____

ADDRESS OF PREVIOUS RENTAL _____ (CITY) _____ (STATE) _____ (ZIP) _____

PREVIOUS LANDLORD _____ PHONE # _____

Do you have any pets? Y N If yes, please give detail (number, size, weight & type) _____

How long do you think you would be renting from us? _____ Price range you are looking for? _____

Have you declared bankruptcy in the last 7 years? Yes ___ No ___ Have you ever been convicted of a felony? Yes ___ No ___

Have you ever intentionally refused to pay rent? Yes ___ No ___ Have you ever been evicted from tenancy? Yes ___ No ___

Have you had any issues with bedbugs? Yes ___ No ___ Do you smoke? Yes ___ No ___

STUDENT? Y N NAME OF SCHOOL _____ PROOF OF ENROLLMENT ATTACHED? _____

EMPLOYMENT:

EMPLOYER _____ SUPERVISOR NAME: _____

PHONE # _____ Length of Employment _____

SPOUSE EMPLOYER _____ SUPERVISOR NAME: _____

PHONE# _____ Length of Employment _____

OTHER SOURCE OF INCOME: _____

VEHICLES:

YEAR _____ MAKE _____ MODEL _____ COLOR _____ LICENSE PLATE _____

YEAR _____ MAKE _____ MODEL _____ COLOR _____ LICENSE PLATE _____

PARENT/EMERGENCY CONTACT (Someone not living with you)

NAME _____ PHONE# _____

ADDRESS (including City/State/Zip) _____

I hereby authorize Four Horizons Realty, Inc. or a third party authorized by Four Horizons Realty, Inc., to obtain information in connection with my rental application. This information includes but is not limited to a credit and background check on the applicant. I hereby understand this rental application becomes part of the lease and agreement.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SIGNATURE OF APPLICANT _____ DATE _____

SIGNATURE OF SPOUSE _____ DATE _____



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Resident Name: _____

Spouse Name: _____

Address at Time of Residency: _____

Street Address

City

State

Zip Code

I hereby authorize you to release information regarding my tenancy to the inquiring landlord:

Signature Printed Name Date

Spouse Signature Spouse Printed Name Date

The applicant named above has applied for an apartment with us. This applicant has indicated that you are a present or past landlord. The applicant has authorized us to request and receive information relating to his/her rental history at your property. Please answer all questions below and return this statement by fax as soon as possible. We appreciate your timely response.

Thank you for your cooperation.

Return via fax at (660) 665-3037 or email 4horizonsrealty@gmail.com

***** **FOR OFFICE USE ONLY** *****

LANDLORD

Please note if the applicant is a ___ current tenant or a ___ past tenant.

Move-In Date: _____ Lease Ending Date: _____

Amount of Rent: \$ _____

Number of late payments: _____

Number of people living in unit: _____

Utilities paid by tenant: Electricity Y N Water Y N Gas Y N **(Please mark Y or N for each)**

Are you any relation to the applicant? ___ YES ___ NO

Was proper notice given? ___ YES ___ NO

Is there any past due amount currently owed on the account? ___ YES ___ NO

Did the tenant comply with all rental policies? ___ YES ___ NO

Did the tenant have any pets/animals? ___ YES ___ NO

Have legal proceedings ever been filed on this tenant? ___ YES ___ NO

Did the tenant leave the rental in good condition? ___ YES ___ NO

Any issues with bedbugs? ___ YES ___ NO

Is tenant eligible for re-rental? ___ YES ___ NO

Signature Title Date

MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, **to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, **to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate
- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction brokerage:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- Seller's Limited Agent
- Landlord's Limited Agent
- Buyer's Limited Agent
- Tenant's Limited Agent
- Sub-Agent
- Disclosed Dual Agent
- Designated Agent
- Transaction Broker
- Other Agency Relationship

Broker or Entity Name and Address

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