



Apartment Rental Policy

1. There is a **\$40.00** non-refundable application fee required of all tenants, payable in cash or money order.
2. There will be a **\$50.00** fee for any checks returned due to insufficient funds.
3. A deposit of one months rent and completed rental application are required to hold an apartment.
4. Applicants who decide not to take the apartment, will forfeit their one month's rent deposit unless denied by the landlord.
5. All applicants will be required to sign this policy as a release, authorizing Kunevich & Lau Realty to perform a complete background investigation, including employment history, credit history, and eviction and arrest/conviction history.
6. Kunevich & Lau realty does not accept personal checks after the 15th of the month prior to the move in. All monies must be in the form of cleared funds (i.e. certified check, bank check, money order, cash).
7. Applicant (s) acknowledge that any and all payments, including but not limited to first month's rent, security deposits, last month's rent, key deposit (the "Funds"), made to Kunevich & Lau Realty ("KNL") but intended for the owner, landlord or management company of an apartment ("Owner") may be released and/or given to Owner as consideration for Owner holding or putting an apartment on hold for applicant(s). Applicant(s) agree to release KNL from any and all responsibility and/or liability in connection with the Funds once the Funds are in the possession of Owner.
8. All applicants must submit signed and notarized guarantor forms (if applicable) within 10 days of applying for the apartment. If a guarantor is not provided within 10 days, unless agreed upon between the agent and owner, the applicant voluntarily withdraws his/her application.
9. Occupancy may not be taken by any applicant until all payments have been made in full.

I have read and agree to the above policy.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Applicant

Date