

Bryan Properties, Inc.

www.tulsamove.com

12504 E. 21st St.
Tulsa, OK 74129

Office (918) 437-0277
Fax (918) 437-1404

Leasing Associate _____ Phone Number _____

Lease Application

Processing Fee: The application fee and credit check is **\$35.00** per applicant, **\$45.00** per married couple. Payable in cash, money order, or certified funds (no personal checks) at the time of application.

This processing fee is **NON-REFUNDABLE.**

Property Address _____

Requested Move In Date _____

Rent Amount _____

Security Deposit _____

Instructions:

All applicants 18 and over

1. Fill out the General Information Section.
2. Provide a copy of photo identification.
3. Sign the application.
4. Submit a non-refundable application fee in the form of cash or money order.

Notice

The above property is offered for lease without regard to sex, race, religion, color, handicap, familial status, or national origin.

General Information Section
Applicant One

Home #: _____ Cell #: _____ Work #: _____
First Name: _____ Middle Name: _____
Last Name: _____ DOB: Month _____ Date _____ Year _____
Social Sec. #: _____ Drivers License #: _____

Current Address: _____
City: _____ State: _____ Zip: _____
Date moved in: Month: _____ Year: _____ Monthly Rent: \$ _____
Current Landlord: _____ Fax # _____
Landlord Phone #'s _____ Fax # _____
Reason for leaving: _____

Previous Address: _____
City: _____ State: _____ Zip: _____
Date Moved In: Month: _____ Year: _____ Monthly Rent: \$ _____
Previous Landlord: _____
Previous Landlord Phone #'s: _____ Fax # _____
Reason for leaving: _____

Current Employer: _____
Address: _____ Phone # _____
Company Fax #: _____ Supervisor: _____
Position: _____ Start Date: Month: _____ Year: _____
Monthly Income (Before Taxes): \$ _____ Hourly Wage: \$ _____

Previous Employer: _____
Address: _____
Company Phone #: _____ Supervisor: _____
Position: _____ Employed from: ____/____/____ To: ____/____/____
Monthly Income (Before Taxes): \$ _____ Hourly Wage: \$ _____

Any other sources of income you would like for us to consider: (Documentation needed)

Have you ever: *Please circle Y for Yes or N for No*

Filed for Bankruptcy? Y N If so, date of discharge: ____/____/____
Been evicted? Y N Been convicted of a felony? Y N
Broken a lease? Y N Been sued for non-payment of rent? Y N
Are you a smoker? Y N Been sued for damage to rental property? Y N
Have you given notice to move at your current residence? Y N
Do you have a checking account? Y N Savings account? Y N

Bank name(s): _____
Personal reference (non-relative): _____
Phone _____ Relationship _____
Emergency reference (relative): _____
Phone _____ Relationship _____

**General Information Section
Applicant Two**

Home #: _____ Cell #: _____ Work #: _____
First Name: _____ Middle Name: _____
Last Name: _____ DOB: Month _____ Date _____ Year _____
Social Sec. #: _____ Drivers License #: _____

Current Address: _____
City: _____ State: _____ Zip: _____
Date moved in: Month: _____ Year: _____ Monthly Rent: \$ _____
Current Landlord: _____
Landlord Phone #'s _____ Fax # _____
Reason for leaving: _____

Previous Address: _____
City: _____ State: _____ Zip: _____
Date Moved In: Month: _____ Year: _____ Monthly Rent: \$ _____
Previous Landlord: _____
Previous Landlord Phone #'s: _____ Fax # _____
Reason for leaving: _____

Current Employer: _____
Address: _____ Phone # _____
Company Fax #: _____ Supervisor: _____
Position: _____ Start Date: Month: _____ Year: _____
Monthly Income (Before Taxes): \$ _____ Hourly Wage: \$ _____

Previous Employer: _____
Address: _____
Company Phone #: _____ Supervisor: _____
Position: _____ Employed from: ____/____/____ To: ____/____/____
Monthly Income (Before Taxes): \$ _____ Hourly Wage: \$ _____

Any other sources of income you would like for us to consider: (Documentation needed)

Have you ever: _____ Please circle Y for Yes or N for No

Filed for Bankruptcy?	Y N	If so, date of discharge: _____/_____/_____	
Been evicted?	Y N	Been convicted of a felony?	Y N
Broken a lease?	Y N	Been sued for non-payment of rent?	Y N
Are you a smoker?	Y N	Been sued for damage to rental property?	Y N
Have you given notice to move at your current residence?	Y N		
Do you have a checking account?	Y N	Savings account?	Y N

Bank name(s): _____
Personal reference (non-relative): _____
Phone _____ Relationship _____
Emergency reference (relative): _____
Phone: _____ Relationship _____

Please list all occupants:

Name	Age	Relationship

Pets:	Breed	Age	Name	Weight	Neutered	Kept inside or outside	
_____					Y N	IN	OUT
_____					Y N	IN	OUT
_____					Y N	IN	OUT
_____					Y N	IN	OUT

Please note there will be a \$250.00 deposit per pet.

List all vehicles (including motorcycles, boats, trailers, etc.) that will be located on the property:

Year	Make	Model	Color	Tag number

How did you hear of Bryan Properties and the property that you are applying for?

Comments or Questions:

BROKER RELATIONSHIPS

The *Broker Relationships Act*, which governs the Broker's relationship to Owners and Tenants, provides that a real estate licensee shall provide services as either a "Transaction Broker" or a "Single-party Broker."

Transaction Broker. Applicant/Tenant understands that the Broker will be providing Transaction Broker services to the Applicant/Tenant. The transaction Broker's duties and responsibilities are defined in the *Broker Relationships Act* as follows:

1. To perform the terms of the written brokerage agreement, if applicable.
2. To treat all parties with honesty.
3. To comply with all requirements of the Oklahoma Real Estate License Code and all applicable statutes and rules.
4. To exercise reasonable skill and care including:
 - a) Keeping Applicant/Tenant fully informed regarding the transaction.
 - b) Timely accounting for all money and property received by the Broker.
 - c) Unless required by law, the Broker shall not without the express permission of the respective party, disclose the following confidential information to the other party:
 - * That a party is willing to pay more or accept less than what is being offered,
 - * That a party is willing to agree to leasing terms that are different from those offered; and
 - * The motivation of either party in the leasing of the property.

However, the Broker must disclose pertinent facts relating to the property, which have not been disclosed by the Owner, or are otherwise known by the Broker's firm.

Neither the Applicant/Tenant nor the Owner shall be vicariously liable for the actions or words of the transaction Broker or licensees affiliated with the Broker's firm.

Single-party Broker. Applicant/Tenant understands that the Broker is providing Single-party Broker services to the Owner. The Single-party Broker performs all of the duties performed by the transaction Broker plus the following additional duties:

- 1) Perform all brokerage activities for the benefit of the Owner unless prohibited by law.
- 2) Obey the specific directions of the Owner unless the directions are contrary to applicable statutes and rules or to the terms of the lease between the Owner and Applicant/Tenant.

Another different is: The Owner may be vicariously liable for the actions and words of the Broker and all affiliated licensees providing services for the Owner.

APPLICANT(S) ACKNOWLEDGEMENT/AGREEMENT AND AUTHORIZATION

Applicant(s) represents that all of the above statements are true and complete and authorizes verification of all of the above information by all means available, including employment, personal references, credit records, public records, current and previous property owners and criminal records by the Owner and/or Property Manager. Applicant(s) acknowledges that false information may constitute a breach of the lease entitling the Property Owner, at the Property Owner's option, to repossess the Property. Further, Applicant(s) expressly authorizes Owner and/or Property Manager (including a collection agency) to obtain Applicant(s) consumer credit report, which Owner and/or Property Manager may use if attempting to collect past due rent payments, late fees, or other charges from Applicant(s) both during the term of the lease and thereafter.

Applicant(s) also understands and agrees that this application will be retained by the Owner and/or the Owner's Property Manager whether or not approved. Applicant(s) understands and agrees that, in the future upon request, the Owner and/or the Owner's Property Manager will release information concerning the Owner's experience with Applicant(s) as an Applicant/Tenant(s). Applicant(s) understands and agrees that this application will not be processed without the "Processing Fee" set out in Section I. Applicant further agrees and understands that this Processing Fee will **NOT BE REFUNDED** regardless of whether or not the Owner accepts this application for residency.

I have read and understand the above-described differences between "Transaction Broker" and "Single-party Broker." The undersigned Broker and I agree that said Broker/licensee is providing real estate services to the Owner as a single party broker and will provide real estate services to me as Transaction Broker.

Applicant's Signature

Applicant's Signature

Date _____

Date _____

The undersigned Broker acknowledges receipt of the non-refundable processing fee.

Broker's Signature

Date