

*Burnham Rentals*

444 E. Third St., Suite 1  
Bloomington, IN 47401  
Phone: 812.339.8300 Fax: 812.332.1905  
www.burnhamrentals.com info@burnhamrentals.com

**Lease Application for 2011-2012**

**Please Print**

Name (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (Middle) \_\_\_\_\_

E-mail \_\_\_\_\_ Cell Phone \_\_\_\_\_

Date of Birth \_\_\_\_\_ Phone Number \_\_\_\_\_ Social Security Number \_\_\_\_\_

Current Address \_\_\_\_\_

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

Are you an IU student?  Yes  No If yes, what year and major? \_\_\_\_\_

Will you be living in Bloomington in summer 2012?  Yes  No  Unsure

Do you understand that we **do not** allow pets at our rental properties?  Yes  No

Do you understand that **smoking is not** allowed inside the rental property?  Yes  No

What type of rental unit are you looking for?

1BD  2BD  3BD  House \_\_\_ # BD  Efficiency/Studio

Name(s) of anticipated roommate(s) \_\_\_\_\_

Have you ever rented a house or an apartment?  Yes  No (**If no, skip next section**)

Current/Previous landlord \_\_\_\_\_ Phone Number: \_\_\_\_\_

What is/was the rental address? \_\_\_\_\_

When did you rent at this address? \_\_\_\_\_ What is/was your monthly rent amount? \_\_\_\_\_

What utilities are included?  Electric  Gas  Water/Sewer  Internet access  Cable

Have you ever been evicted from a rental unit?  Yes  No

If yes, for what reason \_\_\_\_\_

Parents or Legal Guardian(s) \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Phone Number \_\_\_\_\_

Emergency contact and phone number \_\_\_\_\_

**Applicants** Current Employer \_\_\_\_\_ Employer's Phone Number \_\_\_\_\_

Length of Time on Job \_\_\_\_\_ Contact Name \_\_\_\_\_

**(OVER)**

## BASIC CONDITIONS OF LEASE FOR BURNHAM RENTALS

1. **No loud noises, instrumental or vocal practicing, or large parties in rental units. All rentals have a quiet hour's 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.
2. All leases with Burnham Rentals are for the time frame stated on the lease, unless otherwise denoted.
3. It is understood that all Burnham Rentals properties **prohibit smoking** inside the rental unit.
4. Applicants under the age of 21 are required to have a parent or guardian cosign the lease.
5. **No pets or visiting pets allowed. No exceptions to this policy**
6. The damage deposit paid at the signing of the lease is not to be considered as rent payment by the Lessee. The last month's rent of a lease period must be paid within five (5) days of its due date.
7. 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 damage deposit will be returned to the person(s) paying the deposit no later than 45 days after the expiration of lease.
8. 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 \$75.00. 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.
9. 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.
10. 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.
11. Rental occupancy is limited to the named individuals and number specified in 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/We understand that the lease is available to view online at the Burnham Rentals website (**www.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 the Burnham Rentals in this application.**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Printed name)