



Property Management
Mailing Address: 476 Old Smizer Mill Rd. #122
Fenton, MO 63026
Leasing Office: 3398 High Ridge Blvd., #7,
High Ridge, MO 63049
Office Phone: 636-671-7661
Email: westviewaptsllc@gmail.com

1. Have you been at your job for 2 years or more? Verifiable continuous employment or income is important.
2. Your monthly income should be 3 times the monthly rent.
3. Credit history & background checks are done.
4. Have you ever been evicted/previous judgements? Good rental history from present and previous landlords. If you have any previous evictions/judgements, it would need to be settled.
5. All information obtained from your application is combined and considered as a whole for any applicant that has applied for tenancy.

ITEMS WE NEED TO PROCESS YOUR APPLICATION:

1. Copy of driver's license/state ID for each applicant 18 and over.
2. Social security card for each applicant 18 and over.
3. 2 most recent paycheck stubs or proof of income, social security/disability Letter.
4. Credit, civil & criminal records waiver has to be filled out for each applicant 18 and over.
5. Application for occupancy page 1 & 2 needs to be filled out and signed.
6. Application fee in the form of cashier's check, cash or money order in the amount of \$40.00 per person over the age of 18, payable to Oceanside, LLC.
7. Western reporting 816-436-0885 EXT. 725039.

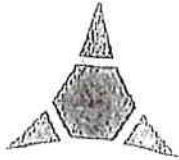
IF YOU WANT TO APPLY ONLINE:



Use your camera app to scan the QR Code and it will pull up our online application.

If the QR Code does not work, type this link into your browser:
<https://oceansidelc.managebuilding.com/Resident/rental-application/new>

ALL ITEMS MUST BE COMPLETED BEFORE
WE CAN PROCESS YOUR APPLICATION



AAA SCREENING SERVICE

Credit, Civil and Criminal Records Waiver

I, _____, do hereby give full permission
(First Name - Middle Initial - Last Name)
to _____ and AAA Screening Service, Inc. to conduct a search
(Agent)
of my credit, criminal and civil records. This form releases AAA Screening and above
named Agent from any legal liability of reporting this information to the above named
agent.

Maiden/Former Names

Counties/Stater in which I've resided

Drivers License Number

State Issued

Social Security Number

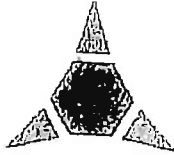
Date of Birth

Address -- (Street, City, State & Zip)

() _____
Phone

Date

Authorizing Signature



AAA SCREENING SERVICE

Credit, Civil and Criminal Records Waiver

I, _____ do hereby give full permission
(First Name - Middle Initial - Last Name)
to _____ and AAA Screening Service, Inc. to conduct a search
(Agent)
of my credit, criminal and civil records. This form releases AAA Screening and above
named Agent from any legal liability of reporting this information to the above named
agent.

Maiden/Former Names

Counties/States in which I've resided

Drivers License Number

State Issued

Social Security Number

Date of Birth

Address -- (Street, City, State & Zip)

() _____
Phone

Date

Authorizing Signature

Application for Occupancy (Page 1)

Property Information

Property Name Oceanside LLC Unit Type _____ Rent \$ _____
Leasing Rep _____ Move-In Date _____ Co-Signer for _____

Applicant Information

Single Married
Last Name _____ First _____ Middle _____
Maiden or Former Names _____ SSN (Social Security Number) _____
Date of Birth _____ Email Address _____
Cell Phone _____ Daytime Phone _____
Roommates? Yes No Name of Roommates _____

SPOUSE Last Name _____ First _____ Middle _____
Maiden or Former Names _____
SSN (Social Security Number) _____ Date of Birth _____

Residential Information

— Include information for the last 3 years. Use the 2nd page if needed.

PRESENT Rent Own Family Dates There _____
Rent \$ _____ Street Address _____
Apt. _____ City _____ State _____ Zip _____
Apartment/Landlord Name _____ Phone _____

PRIOR Rent Own Family Dates There _____
Rent \$ _____ Street Address _____ Apt. _____
City _____ State _____ Zip _____
Apartment/Landlord Name _____ Phone _____

OTHER Rent Own Family Dates There _____
Rent \$ _____ Street Address _____ Apt. _____
City _____ State _____ Zip _____
Apartment/Landlord Name _____ Phone _____

Employment and Income Information

Employer _____ Position _____
Monthly Income \$ _____ Address _____
City _____ State _____ Zip _____
Start Date _____ Supervisor Name _____
Supervisor Phone _____

PREVIOUS Employer _____ Position _____
Monthly Income \$ _____ Address _____
City _____ State _____ Zip _____
Start Date _____ Supervisor Name _____
Supervisor Phone _____

SPOUSE Employer _____ Position _____
Monthly Income \$ _____ Address _____
City _____ State _____ Zip _____
Start Date _____ Supervisor Name _____
Supervisor Phone _____

PREVIOUS Employer _____ Position _____
Monthly Income \$ _____ Address _____
City _____ State _____ Zip _____
Start Date _____ Supervisor Name _____
Supervisor Phone _____

OTHER INCOME Source of income _____ Monthly Income \$ _____

Application for Occupancy (Page 2)

Applicant Information — Please enter again in case page 1 and page 2 get separated.
Last Name _____ First _____ SSN _____

Additional Information

Driver's License # _____ State of Issue _____

Have you ever willingly refused to pay rent? _____ If yes, to whom and why? _____

Have you ever been evicted? _____ If yes, to whom and why? _____

Have you ever been arrested or convicted of a crime? _____ If so, where, when and what was the charge? _____

Emergency Contact _____ Relationship _____

Phone _____ Address _____

Email _____

Character Reference _____ Relationship _____

Phone _____

Roommate Information — If you were on lease with other individual(s).

Name of Roommate(s) also on lease **Current Address** _____

Name of Roommate(s) also on lease **Prior Address** _____

Name of Roommate(s) also on lease **Other Addresses** _____

Failure to provide complete information, including daytime phone numbers for you and your references, will delay processing. Incomplete applications will not be processed.

This application must be signed by all adults who will occupy the apartment before it can be considered by the landlord. Acceptance of this application, and any monies deposited herewith, is not binding upon Landlord until approved by Landlord in writing. If approved, all monies deposited with this application will be held as a reservation deposit to be either returned to the applicant or credited toward any deposit, which may be required of the applicant at the time the rental agreement is executed. If approved and the rental unit is held for the applicant for more than 30 days, then the applicant withdraws the application all monies deposited shall be forfeited to the Landlord. A non-refundable screening fee of \$40 will be collected to process this application.

Deposit \$ _____ Amount Paid \$ _____ Amount Still Due \$ _____

By signing, the applicant recognizes that an investigative report will be prepared whereby information is obtained from credit bureaus, landlords and employers, through interviews and public records. This injury includes information as to your character, general reputation, credit and mode of living. This application may be disapproved as a result of any misrepresentation or insufficient information as a result of an incomplete application.



Applicant's Signature _____ Date _____

Spouse's Signature _____ Date _____