

HGE PROPERTIES, INC.
PO Box 4078, Ann Arbor, MI 48106
TELEPHONE: (734) 971-7850 CELL (734) 846-8613

APPLICATION/CONTRACT TO EXECUTE LEASE

Address _____ Apt.# _____ City _____ Date _____
Monthly Installment Rate _____ Security Deposit \$ _____
Term of Lease _____ to _____ Administration Fee \$ _____
Pro-Rate Amount \$ _____ Month _____ Rent Card _____ Guarantee Yes _____ No _____
Total Rent for Year _____ Cleaning Waiver Yes _____ No _____

Name _____ **Email** _____ **Phone Number**(____) _____
Social Security No. _____ Are you 18 yrs of age or older? _____
Driver's License No. _____ Issued by State of _____
Present Address _____ How Long _____
Present Rental Rate _____ Present Landlord _____ Phone _____
Reason for Leaving Present Address _____
Previous Address _____ How Long _____
Previous Landlord _____ Phone(____) _____ City _____
Reason for Leaving Previous Address _____
Employer & Address _____ How Long _____ Position _____
If less than 2 years, list additional employment on the back of this form
Supervisor _____ Phone _____ Monthly Salary \$ _____
What will be the source of your Installment payments? _____

NOTE: PETS ARE NOT ALLOWED UNLESS APPROVED IN ADVANCE BY THE OFFICE

Savings Account at _____ Account No. _____
Checking Account at _____ Account No. _____
Have you ever been convicted of a felony? Yes _____ No _____ If yes, explain on the back of this form.
Have you ever been evicted or had a judgment for non-payment of rent against you? Yes _____ No _____

NOTE: REVIEW OF APPLICATION INCLUDES A CREDIT CHECK

Automobile(s): Make & Year _____ License No. _____
The following occupants may occupy said unit(name): _____

WHO TO CONTACT IN THE CASE OF AN EMERGENCY

Name _____ Relationship _____ Phone No.(____) _____
Address: _____ City _____ State _____ Zip _____

LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

LEAD Landlord has no knowledge of lead-based paint and/or lead based paint hazards in the housing. Landlord has no reports or records pertaining to lead-based paint and/or lead based paint hazards in the housing. However HUD estimates that 75% of the houses built before 1978 contain some lead based paint. Tenant should assume this property was built before 1978. Tenant acknowledges receipt of "**Protect your family from lead in your home**" prior to submitting this application.

CONTRACT TO EXECUTE LEASE: In Consideration of HGE Properties, Inc. reviewing this application and removing the unit from the list of available properties, I agree to execute a lease upon the terms set forth above, if our application is approved. I/we also contract to deliver an executed Surety Agreement, unless waived in writing, with the executed Lease.

ACCEPTANCE OF CONTRACT: Landlord may notify Applicant of acceptance of their application by notifying the Applicant in person, by phone, by first class mail or by delivering the Lease and Surety Agreement to Applicant in person or by first class mail, at the address listed above as present address. Notice of Landlord's acceptance of tenant's Applications/Contract is effective upon mailing. Signatures delivered by Facsimile/Fax shall treated as original signatures

NON REFUNDABLE APPLICATION FEE: The \$ _____ application fee is nonrefundable unless Landlord rejects the application. If the copies of the Lease and suretyship agreement are fully executed by all Applicants and guarantors and returned to Landlord within 5 days from the date of notice to Applicant that the documents are prepared, the application fee will be credited to the first month's rent installment. If the documents are not returned fully executed within 5 days, the landlord may retain the application fee without credit to Applicant.

Applicant agrees to provide surety unless waived by Landlord. Landlord agrees to waive surety (Initial) _____

DEFAULT: If the Applicant and/or co-applicants fail to sign and return the Lease, its Addenda and Surety Agreements within 5 days of notice that the documents are ready to be signed or if they fail to pay the application fee, administration fee or the security deposit 30 days prior to the commencement of the Lease, they will be in default. In the event of default, the Applicant may be denied occupancy and will remain jointly and severally liable for any loss of rent during the lease term, the cost of any improvements made on behalf of Applicant and all additional administrative costs incurred due to the default. Landlord may allow Applicant additional time to perform or Landlord may attempt to rerent the unit upon default of applicant. Landlord must mitigate damages.

By signing below, applicant's confirm that they have viewed the premises, and the information in the Agency/Disclosure Statement on the reverse side of this form and that it was provided to them before disclosure of any confidential information.

Dated _____, 19____ Signature _____

Disclosure Regarding Real Estate Agency Relationships

Sec. 2517. (1) A licensee shall disclose to a potential buyer or seller all types of agency relationships available and the licensee's duties that each agency relationship creates, prior to the disclosure by the potential buyer or seller to licensee of any confidential information specific to that potential buyer or seller.

(2) The disclosure of the type of agency relationship shall be in writing and substantially conform to the following:

Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship

Seller's Agents

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and subagents will disclose to the seller known information about the buyer, which may be used to the benefit of the seller.

Buyer's Agent

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller, which may be used to benefit the buyer.

Dual Agents

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

Licensee Disclosure

I hereby disclose that the agency status I/we have with the buyer and/or seller below is:

XXXXX Seller's Agent

_____ Buyer's Agent

_____ Dual Agent

_____ None of the Above