

Consent to Contact References and Perform Credit Check

I authorize JACK Properties, LLC to obtain information about me from my credit sources, criminal background and eviction records, current and previous landlords, employers, and personal references, to enable JACK Properties, LLC to evaluate my rental application.

I give permission for the landlord or its agent to obtain a consumer report about me for the purpose of this application, to ensure that I continue to meet the terms of the tenancy, for the collection and recovery of any financial obligations relating to my tenancy, or for any other permissible purpose. If approved and lease agreement made, these documents will be added to the lease agreement.

Signature: _____ Date: _____

Co-Tenant: _____ Date: _____

JACK Properties, LLC (also referred to as the landlord) Rental Lease Agreement and Special Instructions – Special Note: A breach of any of the following provisions of your Lease may be considered grounds for termination of Lease which could subject you to eviction.

1. RENT IS DUE THE 5th DAY OF EACH MONTH, IN ADVANCE.
 DEFAULT: IF RENT IS NOT PAID IN FULL BY THE 5TH OF THE MONTH, TENANT WILL ACCRUE LATE FEES AS FOLLOWS: 10% OF THE OUTSTANDING PAYMENT (TOTAL AMOUNT DUE) PLUS AN ADDITIONAL \$2.00 PER DAY UNTIL PAID IN FULL. ADDITIONALLY, THE LANDLORD WILL START THE PROCESS TO HAVE YOU EVICTED AFTER THE 5TH. THE COST FOR THIS IS \$70.00 TO COVER THE COSTS ASSOCIATED WITH THE EVICTION PROCESS, WHICH WILL BE ADDED TO THE OUTSTANDING BALANCE. **THIS IS YOUR NOTICE. NO OTHER NOTIFICATION REQUIRED.** Payments may be made in Cash, Money Order or via www.PlacePay.com
 INITIAL _____
2. Utilities: The International Property Maintenance Code requires that the tenant’s dwelling have water and electricity at all times. If your primary utilities (electricity, sewer and water) are turned off due to delinquency, you will have 3 days to either have the utilities turned back on or you **must, by law**, vacate (move from) the premises. Failure to do so will result in an **immediate eviction** imposed by Code Enforcement. INITIAL _____
3. Tenant is financially responsible for **all tenant abuse damages** that occur in the rental home, and will be charged for such abuse. Tenant will be given the option to pay it out-right or have it added to the rent, where it will be subject to late fees. (B) Tenants will be held responsible for any damages caused by any minors in their care. (C) Screens which are cut, broken or torn (not through normal wear) will be repaired and you will be charged \$25/screen. (D) Windows which are broken will be charged to the tenant for repair or replacement at full repair/replacement cost. INITIAL _____
4. It is **strictly prohibited** to sublease the property without **prior written approval** from the landlord. Any person spending more than **2 weeks** at the residence is considered to be residing at the residence and their name(s) **must be** on the lease. Also, JACK Properties, LLC must be notified **immediately** of any persons to be removed from the lease, the reason why, and their key(s) returned. INITIAL _____
5. Tenant(s) will occupy this dwelling only as a residence, **not as a business**. INITIAL _____
6. Rental property must be kept neat and clean inside and out. Rental property may not be **painted or altered**. **NO liquid-filled furniture is allowed in this dwelling!** INITIAL _____
7. a. **Yards:** May not be dug up or disturbed without **prior written permission** from JACK Properties, LLC. Any type of permanent or temporary building or masonry work must be approved by the landlord and, if approved, shall not be removed from the grounds without permission of the landlord. **Before Digging Call “No Cuts” 1-800-922-0983** so that utility lines can be marked and not cut. If you cut a line, you will be held responsible for all associated charges.
 b. **Lawn Maintenance Clause:** Tenants living within the Woodruff city limits are responsible for keeping their grass cut to no more than 2 ½” high. Any tenant may request JACK Properties, LLC to cut your lawn for a **minimum** of \$40.00 per cut (based on lawn size) anytime you have need. This may be paid at the time of service, or it will be added to your monthly rent payment. *Those living within the City of Woodruff note:* Should the City of Woodruff notify us that your lawn is unkempt, it will be cut by JACK Properties, LLC. and you will be billed a **minimum** of \$40.00 (based on lawn size) and you will be billed for any fines assessed by the City of Woodruff.
 c. Due to insurance reasons, **NO TRAMPOLINES or NO SWIMMING POOLS** are allowed on the rental property.
 d. **Inoperative or unlicensed vehicles (junk)** are not permitted on the grounds. INITIAL _____
8. Keys: Tenant must return keys to the landlord upon vacancy of property. Tenant will pay for keys lost during tenant’s occupancy at \$4.00/key. INITIAL _____

9. No PET allowed without prior approval of landlord, which is based on the home-owner's requirements. Under no circumstances will the following dog breeds, or "mix" containing the following animal breeds be allowed: Akita, Alaskan Malamute, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman Pinscher, German Shepherd, Great Dane, Pit Bull, Presa Canario, Rottweiler, Siberian Husky, Staffordshire Bull Terrier, Wolf Hybrid or any dog that shows aggression or any type of exotic animal. A maximum of 2 pets of an acceptable breed is enforced unless the pet resides in an aquarium. A **non-refundable pet fee of \$200 is required, for inside or outside pets**, if pets are approved, payable at the time of move-in or before obtaining pets after move-in. Additionally the pet(s) will add a **MINIMUM of \$25 per month** to your rent based on the number and size of the pet(s).

Name of Pet, Breed, Wt., Age: _____

Name of Pet, Breed, Wt., Age: _____

You must provide us with a recent photo of each pet listed above with the pet's name clearly printed on the photo. We will keep this on file throughout the term of the rental agreement. Only these pets are approved for your rental. (Note: some homes **DO NOT** allow pets).

Tenant is responsible and liable for any damage to the property caused by any pet. Tenant will pay all reasonable and necessary costs to clean, deodorize, de-flea, and repair the carpets, doors, walls, draperies, wallpaper, windows, screens, appliances, sod, fences or walls, landscaping, and any other part of the property. Tenant is liable for any personal injuries or property damage to others caused by any pet. Tenant indemnifies and holds landlord harmless for all damages, costs of litigation, and attorney's fees for any action brought by any person against Landlord related to any act of any pet.

Pet Rules: Tenant is responsible for all actions of the pets) and will abide by the following:

1. No pet may disturb the rights, comforts, or conveniences of other persons near the property.
2. When outside, any pet must be confined by fences or leashes under Tenant's supervision at all times.
3. No pet may be tied to any fixed object on the property.
4. Tenant must comply with all applicable statues, ordinances, restrictions, owner's association rules, and other enforceable regulations regarding pets in effect or as amended.
5. Tenant must keep rabies shot current.
6. Tenant must abide by any amendment to these pet rules after Landlord provides written notice of such amendment.

Violation of Pet Rules: If any pet rule or any provision of this pet agreement is violated by Tenant, Tenant's guests, or other occupants, Tenant will, upon receiving written notice from Landlord, immediately and permanently remove all pets from the Property. Landlord may remove or cause to be removed any pet which is in violation of this pet agreement, not confined, or not authorized by this agreement and deliver such pet to appropriate local authorities by providing Tenant with at least 24-hour written notice of Landlord's intent to remove the pet. Landlord may report any non-confined or unauthorized pets to the appropriate authorities. Tenant is responsible for any harm, injury, sickness, or death of any pet which is removed pursuant to this paragraph.

Access by Landlord: Tenant must remove or kennel any pet at any time that the pet is likely to limit or prohibit Landlord reasonable access to the Property as authorized by this Lease.

Not Obtaining Approval for Pets: and/or not informing JACK Properties, LLC of the presence of pets will result in a **\$400 fine**. *This fine is non-refundable. You will be expected to pay this within 15 days of notice.* Bringing an animal onto the property without payment of the pet fee is grounds for immediate legal eviction. INTIAL _____

10. Tenant is responsible for pest control after 30 days of occupancy. INTIAL _____
11. Tenant is responsible for monthly changing the HVAC inside house filter(s) where applicable. Failure to change the filters is a major cause of HVAC system problems and you will be charged for damaged caused by failure to change the filter(s). Tenant must provide heat during cold weather to prevent pipes from freezing. Any plumbing repairs caused by failure to provide heat will be made at Tenant's expense. INTIAL _____
12. A tenant who obtains satellite television service, or wants an antenna, must have the service mounted on a pole – **NOT on the roof or any part of the structure of the house**. This prevents house and roof damage. The providing company **MUST** contact JACK Properties, LLC **prior to** any work being done. Failure to comply with this rule will result in your satellite dish being removed from the roof/house and you being charged to repair the damage. Additionally, you will be **fined \$200**. And, you will be responsible for any charge received from the satellite company for re-connection and pole mounting. INTIAL _____
13. Landlord reserves the right to enter the premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the demise premises. Random home inspections maybe held on the 3rd Thursday of each month, from 4-5 p.m. without notice. Tenant's presence during a spot inspection is not required. Tenant hereby grants permission to Landlord to show the rental property to prospective purchasers, mortgages, prospective tenants, workmen, or contractors at reasonable hours of the day. INTIAL _____

14. Quiet Tenants Clause: Tenants shall be entitled to quiet enjoyment of the premises. Tenants should not use the premises in such a way as to violate any law ordinance, commit waste or nuisance, or annoy or disturb, inconvenience or interfere with quiet enjoyment of any other or nearby resident. INITIAL _____
15. Criminal Activity Clause: Tenants that are suspected of illegal activities of any kind will be evicted in accordance with state and municipality codes. Tenants charged with a crime while leasing a property will be evicted in accordance with the state and municipality code. INITIAL _____
16. Your rental was built in _____. Homes built prior to 1978 may contain lead-based paint. You have been given a Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards to read and sign. A pamphlet entitled "Protect Your Family From Lead in Your Home" is available to read at the office. You may print a PDF copy of this document at: <http://www.healthandwelfare.idaho.gov/Portals/0/Health/EnvironmentalHealth/Protect%20Your%20Family%20from%20Lead%20brochure.pdf> INITIAL _____
17. DISCLAIMER: Tenant acknowledges that this rental home has been provided with a working smoke detector(s), and that the landlord will be notified should it become defective. Tenant is responsible to replace batteries when needed. Smoke detectors, which are destroyed or discarded, will be charged \$25/smoke detector as a replacement fee. INTIAL _____
18. Tenant covenants that the Landlord shall not be liable for any damages or injuries to the Tenant(s), Tenant's agents, or to any person entering the premises or building of which the rental is a part or for damage to goods or tangible moveable property, therein resulting from any defect in the structure or its equipment, or in the structure or equipment of the structure of which the rentals is a part and, further, to indemnify and save the Landlord harmless from claims of every kind and nature. INITIAL _____
19. Tenant understands that Landlord carries insurance for **dwelling only** and is not responsible in anyway for the contents or personal property of tenants in and around dwelling. JACK Properties, LLC **strongly recommends** that the tenant obtain renter's personal property insurance. INITIAL _____
20. Amenities/Furnishings Included and/or Special Provisions: _____

21. Return of Maintenance and Pet fees: All Maintenance and Pet fees are **NON-REFUNDABLE**. All Maintenance and Pet fees are used for the restoring of the property during and after occupancy. It **DOES NOT** serve as your last months rent. INITIAL _____
22. If the lease and contract is broken anytime before the 1 year period to which you have agreed, then the balance of the 12 month's rent comes due the day you move out. INITIAL _____
23. After the year's lease is up, the rental reverts to a month-to-month status. Either party may give a 30-day written notice of intent to terminate the lease. The tenant should leave the property clean (inside & out) and haul off all trash and unwanted items, and leave no yard damage. The key should be returned to JACK Properties, LLC office. Tenant agrees that at the end of the initial term of this lease agreement, (as specified on page 1 of the application) or at any time thereafter, management shall have the right to increase the rent due (as found on page 1 of the application) by giving the tenant 30 days written notice, and such increase shall not terminate this rental lease agreement.

IN WITNESS WHEREOF, the parties here to have executed this agreement in duplicate the day and year first above written. Note: This is a legal agreement, binding upon final acceptance. READ IT CAREFLLY. If you do not understand the effect of this Agreement, do not sign it without consulting your attorney.

Tenant _____ DATE _____
 CO-Tenant _____ DATE _____
 Landlord _____ DATE _____

NOTICE: State law established rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or applicable Landlord Tenant Statute or code of this state. If you have a question about the interpretation of legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.



Application Check List



Follow the Steps Below:

1. Complete all information on the application and initial where necessary. For all adults over 18 residing in the house include the following:
 - Copies of the last 2 paycheck stubs and
 - Colored copies of your Driver's License or I.D. cards.
 - \$50 Application Fee.
2. Once application has been submitted, a JACK Properties representative will contact you about the status of your application.
3. Come into the office and sign the lease.
4. The maintenance fee is required at the time the lease is signed by both the renter and the landlord. If a pet fee is required, it *must be paid* at this same time. Note: We do not allow you to make partial payments over time for the maintenance (or pet) fees.
5. Contact the utility companies and have the accounts placed in your name.
6. Bring proof of utility turn-on in your name (electricity, water, sewage (gas if applicable))
7. Pay your first month's rent.
8. Pick-up your key.

UTILITY PROVIDERS:

Electric:

Duke Energy -
Spartanburg (1-800-777-9898)
(Call 1st, they can transfer other utilities)
Broad River - 1-864-582-8247
Laurens Electric -
Fountain Inn - 1-800-942-3141
Mauldin - 288-7412
CPW, Laurens 864-984-0481
Lockhart Power Co. 1-864-545-2211

Water:

Spartanburg Water -1-864-582-6375
Inman-Campobello Water - 472-2858
Woodruff-Roebuck Water - 476-3188
SJWD Water - 439-4423 or 949-2504
(Wellford, Lyman, Duncan, Startex)
Liberty, Chesnee, Fingerville Water
461-2231
Blue Ridge Water 1-864-895-1719
Meansville Riley Road 864-427-5832
Greenville Water Sys 864-241-6000
CPW, Greer 877-3381
CPW, Laurens 864-984-0481

Phone:

Bell South 801-4351
Alltell 1-800-347-1991
Chesnee Communications 461-2211
Sprint 1-800-877-7746
AT&T 1-800-222-0300
GTE 1-800-483-4300
Frontier 1-888-596-0584

Gas Heat:

CPW (301 McCall St, Greer) 877-3381
CPW, Laurens 864-984-0481
1st to City Hall for an Occupancy Permit then to L- CPW with a copy of the lease in order to get utilities on
Piedmont Natural Gas 1-800-752-7504
Freeman Natural Gas & Propane Gas 582-5475
Dearbury Oil & Propane 463-6545
Abbot Oil & Gas 582-5568
Clinton-Newberry Natural Gas 833-1862
Greer Gas 877-2341

Before Digging Call:

"No Cuts"
1-800-922-0983

Cable:

CharterComm. 800-509-7460
Dish Netwk: 800-333-3474
Direct TV: 800-616-5156
Prime Star: 592-2227

Garbage:

City Garbage 596-3690
Johnson Sanitation
576-5728
Budget 1-800-649-8484
Waste Management
1-800-927-8362