



GENERAL INFORMATION

APPLICATION FEE \$100.00 per person (nonrefundable)
\$300 Administrative Fee

(\$100 hold fee to reserve the apartment will be applied towards the Administrative Fee leaving a balance of **\$200 due at move-in**)

Verification of a Valid Driver's License or State Issued ID
Credit Check through TransUnion
Employment Verification/Proof of Income
Landlord Verification
Criminal Record Check

\$100 HOLD FEE/ADMINISTRATIVE FEE is refundable for 72 Hours ONLY

*An apartment will be held (taken off the market) ONLY upon payment of a \$100 Hold Fee. The apartment can be held for up to 30 days, however, this Hold Fee/Administrative Fee is only refundable for 72 hours. **An additional administrative fee of \$200 is due upon move-in for a total administrative fee of \$300.** This fee is not a deposit. It is a nonrefundable fee to cover all administrative costs during the length of your tenancy.

SHORT TERM LEASE PREMIUMS

(2 Month Minimum – All Apartments)
2 month lease \$200 per month
3 – 5 month lease \$150 per month
6 – 11 month lease \$ 75 per month

PARKING

\$100 per month per vehicle
Paid to: Gentry's Landing
Phone (314) 231-9117
Office Hours 9 a.m. – 5 p.m.
Monday thru Friday

PET POLICY

Pets are allowed in the apartments only with payment of a \$300 pet fee per pet. This is a **NONREFUNDABLE FEE** for the privilege of having a pet. It is not a deposit. There is also \$20 per month Pet Rent per pet. There must also be a signed Pet Rider attached to your lease agreement. There is no monthly charge, breed restriction or weight limit for pets.

30 DAY NOTICE REQUIREMENT FOR VACATING YOUR APARTMENT

A written 30-day notice must be submitted to The Gentry's Landing Leasing Office on or before the first day (or whatever day your rent is due) of the month that you plan to move out of the apartment. Rent will not be prorated if you move out prior to the last day of the month. A 30-day notice is due on the same day that rent is due and will cover that 30-day rental period.

The Gentry's Landing Leasing Office accepts CHECKS, MONEY ORDERS & CASHIER'S CHECKS,
MASTERCARD, VISA, DISCOVER and AMERICAN EXPRESS only

Please note: 3.49% service fee for all credit card transactions. Debit card with PIN – no fee (onsite only)

My signature below acknowledges all of the above policies regarding a lease application at The Gentry's Landing:

Signature

Date

Effective 09/06/24

400 N. Fourth Street
St. Louis, MO 63102

The Gentry's Landing
LEASE APPLICATION

314 -231-5444 Phone
314-231-6542 Fax
www.gentryslanding.com

APPLICANT Name _____ SSN _____
Date of Birth _____ Marital Status _____ Phone _____
SPOUSE _____ Date of Birth _____ SSN _____
List All Occupants (Names & Ages) _____
PETS _____ Type and Age _____
of Bedrooms _____ Unit Type _____ Move-in Date _____

Residential History:

Current Address _____ City _____ State/Zip _____
Landlord _____ Phone _____
From _____ To _____ Rent _____ Reason for moving _____
Previous Address _____ City _____ State/Zip _____
Landlord _____ Phone _____
From _____ To _____ Rent _____ Reason for moving _____

Employment History:

Applicant Employer _____ Phone _____
Address _____ Salary _____
From _____ To _____ Position _____ Supervisor _____
Previous Employer _____ Phone _____
Address _____ Salary _____
From _____ To _____ Position _____ Supervisor _____
Spouse Employer _____ Phone _____
Address _____ Salary _____
From _____ To _____ Position _____ Supervisor _____

Other Sources of Income _____ Amount _____
Bank References (Checking) _____ (Savings) _____
EMERGENCY CONTACT _____ Phone _____

Has applicant, spouse or any other occupant ever filed bankruptcy, ever been under eviction, ever refused to pay rent when Due, have or ever had a criminal record? NO () YES () If yes, please explain on reverse side.

I hereby consent to and authorize Integrity Real Estate Corp dba The Gentry's Landing and The Gentry Company ("Gentry") to obtain, verify and exchange information contained in this application and in any reports concerning this company or personal applicant maintained by, including but not limited to: credit Reporting Agencies; present, past or future landlords and employers, and any law enforcement agency. Furthermore, I hereby release and hold harmless Integrity Real Estate Corp and any credit reporting agencies, present or past employers and landlords and law enforcement agencies, and all of their employees, representatives and officers, from and against any and all claims, demands, suits or expenses arising from or related to the content, validity, verification, handling or exchange of information contained in such reports.

I certify that the information contained in this application is accurate and complete and I understand that any information obtained may be considered by Integrity Real Estate Corp, in their sole discretion, as a factor in any decision they make regarding this application. Any false information, discrepancy or lack of information will result in rejection. I understand and agree that I acquire no rights to office space or an apartment rental until a Lease Agreement with a minimum term of one year (for office space) and one month (fully furnished apartments) and two months (unfurnished apartments) is fully executed, and all fees, deposits and the first and last months rent (office space only) have been paid in full.

An application fee payment of \$100.00 per person (non-refundable) is included herewith. In consideration of Integrity holding this apartment for me or my company, I hereby waive all rights to the return of, and forfeit as liquidated damages, any monies, including application fees, deposits and pre-paid rent, that are paid now or in the future, in the event that I do not choose to enter into the lease applied for in this application.

Signed: _____ Date: _____

Signed: _____ Date: _____

The Gentry's Landing does business in accordance with the Federal Fair Housing Law

Please Note- Verification of a valid driver's license or state issued picture ID or Passport or Visa is a requirement of this Lease Application.

The Gentry's Landing
400 N. Fourth Street
St. Louis, MO 63102

(314) 231-5444 Phone
(314) 231-6542 Fax
www.gentryslanding.com

EMPLOYMENT VERIFICATION

TO: _____
Company Name Address Phone FAX

RE: _____
Name of employee

1) Please indicate employment start date and ending date : _____

2) What is the position held by this employee? _____

3) Is the employee full or part time? How many hours per week?: _____

4) Please indicate gross salary: _____
Indicate hourly/weekly/monthly/yearly

5) Please advise the stability of their employment in the future: _____

6) Additional Comments: _____

Signature of Employer, Title

Print Name & Title of Employer

I hereby authorize the release of the above and any other pertinent information regarding my
Employment to The Gentry's Landing.

Signature of Employee authorizing verification Date

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St. Louis, MO 63102

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LANDLORD VERIFICATION/RESIDENTIAL REFERENCE

Name of Landlord: _____

Landlord Address and Phone Number: _____

Tenant Name: _____

Tenant Address: _____

Move-In date/Move-Out date: _____

Lease Expiration Date: _____

Monthly Rent Payment: _____

Paid On Time: _____

Has the current month's rent been paid?: _____

Has a judgment or eviction action been filed against the tenant?: _____

If yes, reason for filing: _____

Number of Occupants: _____

Pets or Children: _____

Did the resident give proper notice to vacate?: _____

Amount of security deposit and was it refunded?: _____

If not refunded, explain deductions and indicate if a balance is still owed: _____

Were there any lease violations (i.e. behavior, noise, pets, condition of apt, etc): _____

Would you re-rent to this resident?: _____

Person providing information

Date

By signing below, I hereby authorize the release of information to The Gentry's Landing regarding my tenancy at the above named address

Signature

Date



The Gentry's Landing
400 N. Fourth Street
St. Louis, MO 63102
314-231-5444 Phone
314-231-6542 FAX
www.gentryslanding.com

CRIMINAL RECORD CHECK
AUTHORIZATION FORM

NAME: _____

SSN: _____

ADDRESS: _____

Date of birth: _____

By signing below I hereby give Integrity Real Estate Corp dba The Gentry's Landing any applicable Federal/State/Local Law Enforcement Office or Agency permission to seek and obtain copies of my arrest and criminal records. I do hereby release all individuals, companies and agencies in connection herewith from any and all liability and claims whatsoever relating to the content, validity, verification, handling or exchange of information contained in such reports and the lease application of which this form is a part.

Signed: _____

Date: _____

Monthly Parking Rental Agreement

For office use only

Company Pay: _____ Self Pay: _____ Start Date: _____ Date Issued: _____
Account #: _____ # of Spaces: _____ Access Card/Hang Tag#: _____
Monthly Rate: _____ Activation Fee: _____

Tenant Information

Name: _____ Email Address: _____
Phone(s) Cell: _____ Work: _____ Home: _____
Billing Address: _____ City/State: _____ Zip: _____
Company Name: _____ Company Account #: _____

Vehicle Information

Year: _____ Make/Model: _____ Color: _____ License Plate: _____
(If vehicle is a motorcycle, scooter, or bicycle please read bold print below.)

- This is a month-to-month contract. I, the Customer, shall give 30 days written notice before cancelling monthly space.
- The \$10.00 Activation Fee is non-refundable.
- Access Card/Hang Tag is non-transferrable.
- I shall be liable for each monthly payment until the access card/hang tag is returned to the Parking Manager.
- Any motor vehicle is parked at the risk of the Customer, The Gentry's Landing, Property Owner, or Property Manager are not responsible or liable for loss or damage by reason of theft, fire, collision or any other cause to any motor vehicle or its contents. I hereby waive any claims against The Gentry's Landing, Property Owner, or Property Manager for any damage that may occur while on the property.
- There is no Sick Leave, Vacation Credits or Pro-Rating.
- Parking Rent is due and payable in advance on the first of every month and delinquent thereafter. If parking rent is not received by the 6th of the month, your access card/hang tag will be deactivated until payment has been received. There will be a \$10 reactivation fee.
- If your access card/hang tag has been bent, broken or does not function properly, please return the access card/hang tag in the current condition to the Parking Manager to be replaced. There is a \$10 fee for the replacement of a damaged or lost access card/hang tag.
- The customer has the following payment options: Check, Money Order, Debit Card, Credit Card, and payment through the tenant portal at gentryslanding.managebuilding.com. Debit and Credit Card payments made in the office incur a 3.49% fee. Debit or Credit Card through the Tenant Portal incur a 2.99% fee. Checks and Money Orders do not incur a fee. ACH through the Tenant Portal has a flat fee of \$3.00. **We do not accept cash.**
- Please print your parking card # on your Check or Money Order.
- No vehicle storage is permitted.
- Monthly parkers using the parking facility are subject to the above terms and any other management rules and directions.
- **I agree to indemnify The Gentry's Landing, Property Owner, Property Manager and any affiliated properties against any claims that might arise from the parking equipment associated with the ingress and egress of my motorcycle, scooter or bicycle in the garage.**

Please sign below to acknowledge that you have read and understand the above-mentioned terms of this agreement.

Customer Signature

Date