

Deposit Received\$ \_\_\_\_\_ By: \_\_\_\_\_

Date: \_\_\_\_\_  
Property Desired: \_\_\_\_\_  
Move In Date: \_\_\_\_\_  
Monthly Rental Rate: \_\_\_\_\_



**APP FEE: \$25 – 1 ADULT  
\$15 – PER ADDITIONAL**

Applications received without the fees may no  
be processed. Except for married individuals,  
each co-applicant must submit a separate  
application and application fee.

## RENTAL APPLICATION

Thousand Hills Realty, Inc.  
2800 Green Mountain Dr (Bldg. 1, Suite F)  
Branson, Mo. 65616  
PH. (417) 337-8081 FAX (417) 336-5003  
[www.thousandhillsrealty.com](http://www.thousandhillsrealty.com)

**Unless otherwise noted, the security deposit is equal to one month's rent.**

Applicant Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
(First) (Middle) (Last)  
Home Phone \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_ Drivers Licensed No.: \_\_\_\_\_ State: \_\_\_\_\_  
Co-Applicant Full Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
(First) (Middle) (Last)  
Home Phone \_\_\_\_\_ Cell \_\_\_\_\_ Work \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Social Security No.: \_\_\_\_\_ Drivers License No.: \_\_\_\_\_ State: \_\_\_\_\_

### RESIDENT HISTORY – Please use separate page if additional space is needed

|                  |        |       |       |     |         |
|------------------|--------|-------|-------|-----|---------|
| Current Address  | Street | City  | State | Zip | Years   |
| Owner/Manager    | Name   | Phone |       |     | \$ Rent |
| Previous Address | Street | City  | State | Zip | Years   |
| Owner/Manager    | Name   | Phone |       |     | \$ Rent |

**(We need to verify 2 years of residency for each applicant, if you need extra space please use the back)**

### EMPLOYMENT HISTORY – Please use separate page if additional space is needed

Applicant Status (Please mark all that apply): ☐ Employed Full-Time ☐ Employed Part-Time ☐ Student ☐ Retired ☐ Unemployed

|                  |         |                     |       |
|------------------|---------|---------------------|-------|
| Current Employer | Address | Phone               | Years |
| Position         | Salary  | (Supervisor's Name) | Phone |

Co-Applicant Status (Please mark all that apply): ☐ Employed Full-Time ☐ Employed Part-Time ☐ Student ☐ Retired ☐ Unemployed

|                       |         |                     |       |
|-----------------------|---------|---------------------|-------|
| Co-Applicant Employer | Address | Phone               | Years |
| Position              | Salary  | (Supervisor's Name) | Phone |

### ADDITIONAL INCOME – Please use separate page if additional space is needed

Income Source: \_\_\_\_\_ Amount: \_\_\_\_\_  
Verify With: \_\_\_\_\_ Phone: \_\_\_\_\_

### OTHERS WHO WILL BE LIVING WITH YOU, INCLUDING CHILDREN (ANYONE OVER 18 MUST BE ON THE LEASE)

|                          |                     |
|--------------------------|---------------------|
| Name: _____              | Relationship: _____ |
| Social Security #: _____ | Birth Date: _____   |
| Name: _____              | Relationship: _____ |
| Social Security #: _____ | Birth Date: _____   |
| Name: _____              | Relationship: _____ |
| Social Security #: _____ | Birth Date: _____   |

### MISCELLANEOUS INFORMATION - Please use separate page if additional space is needed

Do you own a waterbed? Yes \_\_\_\_\_ No \_\_\_\_\_  
Does anyone smoke that will be living in the residence? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you ever filed for bankruptcy? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, what year \_\_\_\_\_

Have you or any member of your household ever been convicted of or plead guilty or "no contest" to any felony?

Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been convicted of or plead guilty or "no contest" to a sexual offense?

Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been listed on a registry of sexual offenders? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you or any member of your household ever been convicted of or pled guilty or "no contest" to any drug-related criminal offense?

Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please explain:

Have you ever been evicted from tenancy? Yes \_\_\_\_\_ No \_\_\_\_\_

Have you ever willfully or intentionally refused to pay rent when due? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, why? \_\_\_\_\_

**PETS (Approved pets require a minimum of \$250 (per pet) additional deposit.)**

Yes \_\_\_\_\_ No \_\_\_\_\_

1) Name: \_\_\_\_\_ Type/Breed: \_\_\_\_\_ Size: \_\_\_\_\_

2) Name: \_\_\_\_\_ Type/Breed: \_\_\_\_\_ Size: \_\_\_\_\_

**BANK AND CREDIT INFORMATION**

Your Bank(s) City/State, Branch, Type of Acct.

1) \_\_\_\_\_

2) \_\_\_\_\_

Credit References City/State, Acct. No.

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

**VEHICLE INFORMATION - Please use separate page if additional space is needed**

Your Vehicle Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag No.: \_\_\_\_\_ State: \_\_\_\_\_

Second Vehicle Make/Model: \_\_\_\_\_ Year: \_\_\_\_\_ Tag No.: \_\_\_\_\_ State: \_\_\_\_\_

Other Vehicles: \_\_\_\_\_

**EMERGENCY CONTACT ~ SOMEONE NOT LIVING WITH YOU**

1) Name: \_\_\_\_\_ Address: \_\_\_\_\_

Relationship \_\_\_\_\_ Phone: \_\_\_\_\_

2) Name: \_\_\_\_\_ Address: \_\_\_\_\_

Relationship \_\_\_\_\_ Phone: \_\_\_\_\_

**CONFIRMATION OF REAL ESTATE BROKERAGE DISCLOSURES**

The undersigned Applicant(s) (Lessee) hereby confirms that disclosure was made to the undersigned or their respective agent(s) or transaction broker(s) that **the Licensee assisting the Applicant(s) is a Landlord's (Lessor's) Agent** no later than the first showing of the Property, upon first contact or immediately upon the occurrence of any change to the brokerage relationship. The Applicant(s) also confirm:

The undersigned also understands that the Licensees' Broker's compensation will be paid by the Landlord (Lessor).

The undersigned acknowledges receipt of a copy of the Missouri Broker Disclosure Form upon first contact or prior to any licensee obtaining any personal or financial information, whichever occurred first.

Signature of Applicant \_\_\_\_\_ Date Signed \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date Signed \_\_\_\_\_

THOUSAND HILLS REALTY, INC.

Authorized Agent \_\_\_\_\_ Date Signed \_\_\_\_\_

**APPLICATION AGREEMENT**

Please initial:

\_\_\_\_\_ Each of the undersigned hereby acknowledges that any holder of this application, its servicers, successors and assigns, may verify or re-verify any information contained in this application or obtain any information or data relating to this application, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency. **I authorize the Landlord to obtain a current credit and criminal background check.**

\_\_\_\_\_ I Agree: I represent that the information provided in this application is true, complete and accurate to the best of my knowledge. I understand that any misrepresentation or omission of information is grounds for eviction.

\_\_\_\_\_ I Agree: I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord to verify all the information, personal references and employment provided.

\_\_\_\_\_ I Agree: I understand that this application is not a rental agreement and that this application does not create any obligation of the landlord.

Applicant(s) has deposited an "Application Fee" in the amount of \$ \_\_\_\_\_ (nonrefundable) for the application process.

Signature of Applicant: \_\_\_\_\_ Date Signed: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date Signed: \_\_\_\_\_

### Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- ☐ Seller's Limited Agent
- ☒ Landlord's Limited Agent
- ☐ Buyer's Limited Agent
- ☐ Tenant's Limited Agent
- ☒ Sub-Agent
- ☐ Disclosed Dual Agent
- ☐ Designated Agent
- ☒ Transaction Broker
- ☐ Other Agency Relationship



## MISSOURI BROKER DISCLOSURE FORM

This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees, it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

Broker or Entity Name and Address

Thousand Hills Realty, Inc.  
2800 Green Mountain Drive  
Building 1, Suite F  
Branson MO 65616

08/05/2016

CHOICES AVAILABLE TO YOU IN MISSOURI

|  |  |
|--|--|
| <div><div>Seller's or Landlord's Limited Agent</div><div>Duty to perform the terms of the written agreement made with the seller or landlord, <i>to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord</i> with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.</div><div>Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.</div></div> | <div><div>Buyer's or Tenant's Limited Agent</div><div>Duty to perform the terms of the written agreement made with the buyer or tenant, <i>to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant</i> with the utmost good faith, loyalty and fidelity in the purchase or lease of property.</div><div>Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.</div></div>  |
| <div><div>Sub-Agent<br/>(Agent of the Agent)</div><div>Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.</div></div>   | <div><div>Disclosed Dual Agent</div><div>With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.</div><div><div>A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.</div><div>A dual agent may not disclose information that is considered confidential, such as:<ul style="list-style-type: none"><li>• Buyer/Tenant will pay more than the purchase price or lease rate</li><li>• Seller/Landlord will accept less than the asking price or lease rate</li><li>• Either party will agree to financing terms other than those offered</li><li>• Motivating factors for any person buying, selling or leasing the property</li><li>• Terms of any prior offers or counter offers made by any party.</li></ul></div></div></div> |

|   |   |
|---|---|
| <div><div>Designated Agent</div><div>Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.</div><div>There are two exceptions with both resulting in dual agency or transaction broker-age:<ul style="list-style-type: none"><li>1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.</li><li>2. The supervising broker of two designated agents becomes involved in the transaction.</li></ul></div></div> | <div><div>Transaction Broker</div><div>Does not represent either party, therefore, does not advocate the interest of either party.</div><div>A transaction broker is responsible for performing the following:<ul style="list-style-type: none"><li>• Protect the confidences of both parties</li><li>• Exercise reasonable skill and care</li><li>• Present all written offers in a timely manner</li><li>• Keep the parties fully informed</li><li>• Account for all money and property received</li><li>• Assist the parties in complying with the terms and conditions of the contract</li><li>• Disclose to each party of the transaction any adverse material facts known by the licensee</li><li>• Suggest that the parties obtain expert advice.</li></ul>A transaction broker shall not disclose:<ul style="list-style-type: none"><li>• Buyer/Tenant will pay more than the purchase or lease price</li><li>• Seller/Landlord will accept less than the asking or lease price</li><li>• Motivating factors of the parties</li><li>• Seller/Buyer will accept financing terms other than those offered.</li></ul>A transaction broker has no duty to:<ul style="list-style-type: none"><li>• Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party</li><li>• Conduct an independent investigation of the buyer's financial condition.</li></ul></div></div> |
|---|---|

Affiliates: Vacation World, Inc., Vacation Country, LLC, Mater Development, LLC, Branson USA, LLC, Thousand Hills Management Company, Inc., Table Rock Investments, LLC, Thousand Hills Golf Partnership, LLP, Grand Legacy, LLC, The Tower at Emerald Pointe, LLC, and all other affiliated companies of Thousand Hills Realty, Inc.

The following policy applies to clients who have accounts with Thousand Hills Realty, Inc. and its affiliates:

## PRIVACY POLICY

We recognize your concerns about the privacy of your personal information. Because protecting your confidential information is important to us, we have adopted the following privacy policy regarding how the information you share with Thousand Hills Realty, Inc. and our affiliates is used and maintained. Federal and State laws require that we along with all financial companies explain to our clients what information we collect and how we disclose information to provide services. To meet these requirements, we have adopted this privacy policy so that you will understand what information we collect and how we use it.

### INFORMATION WE COLLECT:

We collect and retain personally identifiable information about you when we believe that the information will assist us in providing services to you and in managing your account. One of the main reasons we collect certain information is to protect your account and to identify you. We collect nonpublic personal information about you from the following sources:

- \* Information we receive from you on an application or other forms, such as your name, address, social security number, telephone number, employer and income;
- \* Information about your transactions with us, our affiliates or others, such as your name, address, telephone number, age and payment;
- \* Information we receive from a credit bureau, such as your obligations with others and your creditworthiness;
- \* Third-party vendors, such as background information to verify representations you have made through these companies, and;
- \* Usage of our public and private web sites and other online services, such as information you provide directly through online communications, e-mail address, account information, internet service provider and address, domain name, your computer's operating systems and web browser.

### DISCLOSURE PERMITTED BY LAW

We may disclose all of the nonpublic personal information described above, as permitted by law. For example, we may use affiliated and nonaffiliated parties to perform services for us, such as:

- \* Providing customer service and processing transactions (banks, credit card issuers);
- \* To comply with a law, regulation, court order or subpoena;
- \* For institutional risk control, (maintain software);
- \* To our independent auditors, consultants or attorneys and to agencies that regulate us.

### DISCLOSURES FOR JOINT MARKETING AND SERVICING

In addition, we may disclose all of the nonpublic personal information we collect as described above, with the exception of health information, to companies that perform marketing services on our behalf. An example of companies that could be used are financial institutions, banks, credit card issuers, and nonfinancial institutions, direct marketers, mail houses, membership organizations and others, with whom we have joint marketing agreements.

### INFORMATION SECURITY

We maintain physical, electronic and procedural security measures to safeguard your nonpublic personal information that complies with federal standards. Access to such information is restricted to those employees who are trained in the proper handling of client information. Third parties that provide support or marketing services on our behalf may also receive personal information about you, and we require them to adhere to our privacy standards.

### CHANGES TO THIS PRIVACY POLICY

We reserve the right to modify or supplement this Privacy Policy at anytime and will provide current customers with a revised notice of any changes.

### HOW YOU CAN LIMIT OUR ABILITY TO DISCLOSE INFORMATION TO THOUSAND HILLS REALTY, INC., OUR AFFILIATES AND NON-AFFILIATES

If you prefer that we do not share your non-public personal information (other than information about your transactions and experience with us, your name, address, account number(s) or information necessary to process your authorized transactions ) with our affiliates and non-affiliates, you may direct us not to share this information ("opt out") by writing us at the following address:

Thousand Hills Realty, Inc.  
2800 Green Mountain Drive  
Building 1 Suite F  
Branson, MO 65616

Your written request should include your name, address, telephone number and account number(s). If you have a joint account, a request by one part will apply to all parties on the account. We will continue to provide you with statements/billing and mail notices.



Thousand Hills Realty, Inc., rental application qualifications guideline:

- ❖ All occupants over the age of 18 must complete an application and be on the Lease (if approved).
- ❖ Identification: Applicant(s) must provide a copy of their current drivers' license or other government issued photo identification.
- ❖ Employment Verification: Applicant(s) must provide verifiable employment and income.
  - Self Employed: Applicant(s) must provide previous year's income tax return or bank statements showing sufficient financial means or resources to cover rent and living expenses.
  - Income Requirements: Monthly rent cannot exceed 33% of Applicants' gross monthly income.
- ❖ Housing/Residency History: Applicant(s) must provide previous and present full addresses with current phone number of landlord/lender. (Minimum of two years history.)
- ❖ Credit Bureau Report & Score: Applicant(s) must have either no credit or good credit - based on management's discretion. (Baseline credit score not below 600.)
- ❖ If applicant does not have at least two years of rental/mortgage history, at the discretion of management and/or as instructed by the property owner, one or all of the following may be required:
  - Co-Signer: Co-Signer is subject to the same qualification standards.
  - Additional Deposit: In addition to the security deposit for the desired property, a deposit equal to one months' rent will be required. This is NOT pre-payment of the last months' rent.

Applicants *may* be denied for reasons including, but not limited to Applicants':

- Providing false information
- Failure to provide verifiable employment/income information
- Failure to provide verifiable residency/rental history
- Receiving an adverse landlord rental reference
- History of eviction
- Criminal history

**THOUSAND HILLS REALTY, INC. DOES NOT DISCRIMINATE BASED ON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, DISABILITY, OR FAMILIAL STATUS.**

This guideline sets forth our current rental application qualifying practices and guidelines with regard to the information we request from you. By submitting your application to Thousand Hills Realty, Inc., you acknowledge, fully understand, and freely consent to the information collection and use practices described herein.