



SEDERSON MANAGEMENT COMPANY

Apply online: www.sederson.com

4200 Genessee Street
Kansas City, MO 64111
816-531-2555
Fax 816-531-6302
rentals@sederson.com

Applying for: _____
Address _____ Apt # _____

RENT \$ _____ (include additional \$15/pet) Desired Move-in Date _____ / _____ / _____

THIS INFORMATION GIVEN BY APPLICANT AS PART OF THEIR RENTAL AGREEMENT

Name _____
First _____ Middle _____ Last _____

Social Security # _____ - _____ - _____ Birth Date _____ / _____ / _____ E-mail _____

RESIDENCE

Present Address _____ Apt # _____ City _____ State _____ Zip _____

Home Phone (____) _____ Cell Phone (____) _____

Length at Present Address _____ Monthly Rent _____

Landlord _____ Phone (____) _____

Previous Address _____ Apt # _____ City _____ State _____ Zip _____

Length at Previous Address _____ Monthly Rent _____

Landlord _____ Phone (____) _____

EMPLOYMENT

Employed by _____ Years _____ Months _____

Address _____ Phone (____) _____

Position _____ Supervisor _____ Phone (____) _____

Gross Monthly Income _____

Other Source of Income: Amount _____ Source _____

Previous Employer _____ Years _____ Months _____

Address _____ Phone (____) _____

Position _____ Supervisor _____ Phone (____) _____

Gross Monthly Income _____

ADDITIONAL INFORMATION (NOTE: ADDITIONAL RENT IS CHARGED FOR PETS)

Will you have pets? _____ Describe _____ Full grown weight (Dogs only) _____ lbs

Children's Names & Ages (that will be living with you) _____

Emergency Contact: Name/Address/Phone Number of Closest Living Relative (That will not be living with you): _____

I UNDERSTAND THAT MY DEPOSIT WILL BE REFUNDED IN FULL IF THE APPLICATION IS REJECTED BY THE OWNER. THE APPLICATION FEE IS NON-REFUNDABLE. IF THE APPLICATION HAS BEEN APPROVED AND I CANCEL THIS APPLICATION, MY DEPOSIT WILL NOT BE REFUNDED TO ME. I UNDERSTAND THAT THE DEPOSIT AND AGREEMENT NEED TO BE SIGNED WITHIN 24 HOURS OF APPROVAL. I AM GIVING APPROVAL TO PROCESS A CREDIT REPORT, CRIMINAL HISTORY AND TO VERIFY EMPLOYMENT, REFERENCES AND ALL OTHER INFORMATION I HAVE PROVIDED.

Signature _____ Date _____

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.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, **to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

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.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, **to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

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.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate

- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

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.

There are two exceptions with both resulting in dual agency or transaction brokerage:

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.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

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

Broker or Entity Name and Address

Sederson Management Company
4200 Genessee Street
Kansas City MO 64111