



To: Prospective Applicant

From: The Leasing and Management Team

Subject: Application Process and Procedures

Dear Prospective Applicant:

Thank you for your interest in one of our properties. We appreciate you considering this home for your next residence.

Our goal is to make the process as seamless as possible for you, so, it is important that you understand our process and procedures. The following pages include helpful information about our application process, our lease process and some of our policies.

If you have any questions, please contact your real estate professional.

Sincerely,

The Leasing and Management Team





We prohibit any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation, or discrimination. Real-estate transactions have legally binding consequences. The documents involved should be thoroughly understood, and if not, you should seek the consultation of an attorney.

APPLICATION PROCESS

1. Go to uemstl.com, hover over the "Apply" button on the top right and click "View Current Listings." When you find the property, click the "Apply Now" button and follow the prompts.
 - a) Each adult over eighteen is required to fill out an application. The fee for each application is \$65.00 per adult. You can pay via debit/credit card at the online application. Application fees are non-refundable.
 - b) Please make sure to fill in all required fields.
 - c) Please include any pets and the required information. **Note:** All applicants are required to complete a profile on our pet screening system, regardless of whether they have a pet or not **(more information below)**.
 - d) A copy of photo identification is required to complete the application process.
 - e) **Special requests or repairs:** All properties should be considered to be available in its current condition. If needed, include such requests in a separate sheet. For example, carpet cleaning, change light bulbs etc.
2. After we receive your application and payment submission, you will receive an email from our office directing you to create a profile on our pet screening system. This step is required regardless of whether you have a pet or not.
3. Once everything has been completed your real estate professional will contact you within 24-48 hours to update you on the status of your application.
4. We may request pay stubs, employment verification or any other supporting documents that may help determine your ability to pay rent in a timely manner. Please have them ready upon request to expedite the application process.

***IMPORTANT:** All funds submitted must be in the form of money orders or cashier's checks.



LEASE PROCESS

1. Upon approval and acceptance, please be prepared to review, sign and return:
 - a) Residential Lease
 - b) Lead Based Paint Disclosure
 - c) Relationship Disclosure
 - d) Pet Addendum, if applicable
 - e) Pest Addendum, if applicable
 - f) Pool Addendum, if applicable
 - g) Security Deposit Disclosure, if applicable

*Additional documents may be required
2. At lease signing, the first full month's rent is due and payable to West End Management and Leasing Services in certified funds.
3. At move-in, security deposit along with any other (pet) deposits will be due and payable in certified funds.

***IMPORTANT: All funds submitted must be in the form of money orders or cashier's checks. ***