

## **SPRENGER PROPERTIES, LLC**

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P.O. Box 4153  
Scott City, Missouri 63780  
(573)887-1819 Fax (573) 264-9996  
[www.sprengerproperties.com](http://www.sprengerproperties.com)

### **Homes Available!**

With our properties, we offer a rent to own option. After one year of consistent rental payments, you can purchase the house for no additional money down and monthly payments that are typically lower than the rental amount.

Pre-application is on reverse side. Instructions at top. An application must be submitted in order to view the house. Walk-thru video may be available on our website.

For additional information **please call (573) 887-1819** or check out website at **[sprengerproperties.com](http://sprengerproperties.com)**.

**We are currently not accepting pets. Houses are not HUD approved.**



### **428 E. Maple, Scott City**

Large open rooms and large front porch are a few added bonuses to this four bedroom, two bath house. House has new Central air and heat installed in November of 2010. One bathroom is on the 2<sup>nd</sup> floor and a large garden tub is in the main floor bath. Lots of updates.

**Rent \$920 per month**

**Please walk around the home, look in windows and checkout the neighborhood. If interested in renting, we ask that you complete a pre-application (on the reverse side). Once application is processed, we will contact you to show you the home.**

# Sprenger Properties – Pre- Application and Waiting List to Rent

**Applications completed and returned by:**

- Drop in the door slot 609 E. 2nd Street, Scott City (Next to post office)
- Take picture and text to (573)887-1819
- Fax to (573)264-9996 or Email to [sprengerproperties@gmail.com](mailto:sprengerproperties@gmail.com)
- Mail to PO Box 4153 Scott City, MO 63780

Property of Interest / (# bedrooms desired):	City:
<b>Please note: First and last month rent, a \$240 cleaning deposit and a \$60 non-refundable application fee required to lease. Our policy does not allow pets. Application fee and cleaning deposit paid after viewing house and deciding you wish to rent.</b>	

Complete Current Address:		
Husband's Last Name:	First Name:	MI:
Cell phone number:	Birthdate:	Monthly gross pay:

Wife's Last Name:	First Name:	MI:
Cell phone number:	Birthdate:	Monthly gross pay:

Number of people who will be living in the home (including applicants):
Other Income Sources (List source and <u>amount</u> ):
List monthly <u>payments and amounts</u> you have besides rent (such as car payment, child support, hospital bills, credit cards and loans)

Will you be able to provide a positive landlord reference? (Yes / No) <small>If unable to provide positive landlord reference a co-signer will most likely be required.</small>	Current Rent Amount:
If answered No to question above, explain why?	
In last 12 months how often has your rent been late?	
How many evictions have you had?	
Are you current with your utilities? Yes / No If not, what is balance owed?	
Do you have court judgments against you? Yes / No	Do you have a Checking Account? Yes / No
Do you have an Emergency Fund? Yes / No / Not Sure If Yes – Amount: _____	

*Misrepresentation found while processing application will be reason for automatic rejection*

**Our Rental Process**

- Fill out and submit pre-application.
- We do initial screening and then show property (if screening criteria is met). Please refer to website to see screening criteria ([sprengerproperties.com/NewRenters](http://sprengerproperties.com/NewRenters)).
- If you want the home, we will ask you to complete the Application to Lease and pay \$300.00 (\$60 nonrefundable application fee and \$240 refundable cleaning deposit).
- We complete final screening and approval. This may take up to 72 hours.
- The deposit paid will hold property for up to 14 days. Within that time, if approved, you will then pay first and last month's rent and sign lease.
- Move in