



Dutch Trading Company Rental Application

1405 Highland Ave. (or put in locked mailbox on porch)
Louisville, KY 40204

Phone: 502-582-0024 Fax: 502-582-0023

www.gilderbloom.org

Thanks for your interest in our beautiful historic homes! Please learn about our small boutique company which is within walking distance of our rental homes in the hip, historic, and walkable Highlands. Even if you don't rent from us, our website gives you a lot of good ideas on what to ask from landlords. We give you the most rights as a tenant than any other landlord in Kentucky. Most of the landlord/tenant laws were around in the time of Robin Hood, burning Witches, and stoning. We take the "lord" out of landlord and we act as civil, responsible and with good manners as Mom taught us. We earn your business by leaving you alone, quality repairs done in a reasonable time, and not raising the rents if you pay on time. We are proud of our record of serving over 600 tenants without any major incidents. We are allergic to conflict, drama, hard-drugs, and police interventions. Always ask the other landlords if they have had any criminal problems such as break-ins, assault, or theft. Since we started twenty years ago, our answer is still zero. Good background checks prevent this kind of trauma. Or, ask if their properties are one of 10,000 a year that get a fine from the city for code violations. We have had zero violations in twenty years. Please look at our website to show you what we can do for you.

We are very excited that you have taken the next step by filling out this application. Please let us know if you have any questions. We will work hard to get your application processed immediately so you can move into your beautiful home quickly. Please write clearly, so that we can read your hand writing. Also, if you could please call your references and let them know that you have used them on this application, we would greatly appreciate it. It can make the process much smoother.

Please fax to **502-582-0024** or email to jgilde02@sprynet.com.

We also accept other applications for other rentals.

Applicant Information

Address of property you are applying for and the rent:

Name:

Driver License #:

Email Address (please provide two, if possible):

Alternative Email Address:

Date of birth:

SSN:

Phone:

Current address:

Landlord Name:

Landlord Phone:

City:

State:

ZIP Code:

Own Rent (Please circle.)

Monthly payment or rent:

How long?

Previous address:

Landlord Name:

Phone:

City:

State:

ZIP Code:

Owned

Rented

Monthly payment or rent:

How long?

(Please circle.)

Employment Information

Current employer:

Employer address:

How Long?

Phone:

E-mail:

Fax:

City:

State:

ZIP Code:

Position:

Hourly Salary
(Please circle.)

Annual income:

Emergency Contact (A parent is preferred):

Name(s):

Address:

City:

State:

ZIP Code:

Phone numbers:

Relationship:

References

Name:	Address:	Phone:
1.		
2.		
3.		

Do you own Real Estate?

Have you ever been involved in small claims court? If Yes, what was the outcome:

Have you ever willfully and intentionally refused to pay rent when due YES/ NO. If Yes, please explain:

Pets YES/NO:

Type/BREED: _____ **LBS:** _____ **AGE:** _____ **NAME:** _____

INDOOR OR OUTDOOR?

DESIRED DATE OF OCCUPANCY: _____ DESIRED LENGTH OF OCCUPANCY: _____

NUMBER OF BEDROOMS NEEDED:

REASON FOR MOVING THE AGREED UPON RENT:

The applicant(s) understand(s) that if this application is

- ***Accepted and the applicant fails to execute a lease before the beginning date specified above, or to pay the required deposits, the deposit will be forfeited as liquated damages.***
- ***It is also understood that if the application is not accepted, the deposit shall be returned to applicant upon request.***
- ***By signing this lease, I represent that this application is true and correct, to the best of my knowledge. I authorize the Dutch Trading Company to verify/check References, Employment, Criminal Background, Credit Check, Sexual Predator list and Eviction list.***
- ***IT IS AGAINST THE LAW TO DISCRIMINATE AGAINST PROSPECTIVE TENANTS ON THE BASIS OF RACE, RELIGION, NATIONAL ORIGIN, AGE OR DISABILITY.***

Signature of applicant:

Date:



Deposit Agreement

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Property/Address: _____

Good Faith Deposit: _____

Monthly Rent: _____

Term of lease (minimum of one year): _____

Applicant(s) Name(s): _____

Applicant(s) understands and agrees that the Good Faith Deposit will be returned if the Applicant is not approved as a tenant. Applicant will have 24 hours after submitting a good faith deposit to withdraw the application and receive a full refund for any reason or no reason. If applicant does not withdraw the application in the time specified above and applicant is approved for occupancy, the occupant agrees to sign landlord's lease and take possession of the property. If the Applicant does not withdraw the application within the time specified above and is approved for occupancy but fails or refuses to sign the lease and take possession of property on or before the move in date (listed above), the Good Faith Deposit will be retained by Landlord as liquidated damages.

Applicant(s) acknowledges that the Good Faith Deposit is not a Security Deposit. Upon signing the lease the Good Faith Deposit will be applied to the rent as specified in the lease. In the event the Applicant(s) defaults under terms of the application. Applicant(s) agrees that the amount of rent lost in holding the property off the market is unknown and that this provision is intended as a good faith estimate of the Landlord's damages in the event of Applicant(s) default.

Landlord's signature: _____

Tenant's signature: _____