



GENERAL PROPERTY INFORMATION:

- 1 year lease required on all properties
- Rents are due on the 1st or 15th of the month. (tenants choice)

PET POLICY

- Pets are allowed in duplex and single family units. Apartment units do not allow pets.
- Dogs and cats ARE allowed. Other types of pets are subject to approval of Beggs Property Management. (fish, hamsters, gerbils, guinea pigs, and small birds that are confined to one small cage or tank 20 gallon or less in volume are subject to Beggs Property Management approval but are not subject to the pet deposit or additional rent charges.)
- Additional requirements if you have pets living in the unit:
 - A \$300 non-refundable pet payment is required at signing of the lease. (This fee is in addition to the security deposit.)
 - Monthly rent is an additional \$10/month/pet.
 - All pets must be listed on rental lease and a "Pet Agreement" must be signed. No additional pets are allowed unless approved in writing by Beggs Property Management.
 - Maximum of 2 pets per unit.
 - Maximum combined weight of ALL pets must not exceed 60 lbs unless specifically approved in writing by Beggs Property Management. (it is rare that an exception is granted)
 - Violation of the pet policy is a violation of the lease terms and will subject tenants to immediate lease termination and/or legal action.

APPLICATION PROCESS:

- All parties, over the age of 18 must fill out a rental application.
- Applicants must pay a non-refundable application fee of \$34.00/person. The application process is done exclusively online at www.Beggs-PM.com > Search Rentals > Apply Online.
- A Unit Reservation Deposit, equal to the security deposit, is required prior to running application and to reserve the unit. The Unit Reservation Deposit is handled as follows-
 - If application is approved and the applicant enters into a standard lease agreement, the Unit Reservation Deposit is converted into the security deposit.
 - If application is denied, the Unit Reservation Deposit is returned to applicant.
 - **IF APPLICATION IS UNCONDITIONALLY APPROVED AND APPLICANT DOES NOT ENTER INTO A LEASE, THE UNIT RESERVATION DEPOSIT IS FORFEITED.**
- Applications will not be processed until the Unit Reservation Deposit is received.
- Applications will be run in the order of receipt of the Unit Reservation Deposit.
- Applications will be accepted, by other applicants, until the Unit Reservation Deposit is paid. The unit is not reserved for the applicant until the applicant pays the Unit Reservation Deposit.
- The application process will screen all applicants for financial ability to pay the monthly rent (gross income must be greater than 3x monthly rent), credit history, criminal background, and rental history. See www.Beggs-PM.com > Tenant Resources for specific application approval criteria.

BEGGS PROPERTY MANAGEMENT
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LIBERTY, MO 64068-2398

PHONE: (816) 781-5600
Fax: (816) 781-8766
General Property Information

OFFICE USE:

PROPERTY ADDRESS	
MONTHLY RENT	
APPLICATION DEPOSIT	
PET DEPOSIT REQD? (Y / N)	