

Rental Transaction Disclosure and Applicants' Acknowledgement & Hold Harmless Agreement

- SCG Enterprises, LLC is acting as Landlord (and shall hereinafter be referred to as Landlord) in this transaction and is leasing or subleasing this property to Tenant(s). All parties acknowledge and agree that SCG Enterprises, LLC, is a principal party to this transaction and not an Agent for Tenants or Owners.
- Landlord will negotiate on his/her behalf and will not act as an advocate for any other entity in this transaction.
- Landlord shall disclose to Tenants all adverse material facts that are known about the property.
- Landlord will assist all applicants without regard to race, color, creed, sex, religion, national origin, familial status, marital status, handicap, or ancestry.
- Landlord requires per Landlord's policy and procedure manual that a copy of this disclosure be signed by each applicant and returned before any action will be taken to process the application. *(All applicants may jointly sign one copy of this form keeping all additional copies for their records.)*
- Landlord discloses that applicants will **not** be accepted on "a first-come, first-served basis" and that prospective Tenants will be screened on a best-qualified basis and on the Landlord's needs.
- Applicants should **not** tell Landlord any information that they do not want him/her to know because all information received will be used to evaluate applicants.
- Applicants understand that incomplete applications will **not** be processed and that any false statements or deliberate misrepresentation of facts will automatically disqualify their applications.
- Tenants and Owners shall **not** be vicariously liable for the Landlord's acts since no agency relationship exists. *(Vicarious liability is a principal's liability for the acts of an agent when the agent is acting within the scope of the agent's employment.)*

I acknowledge that I have read this form, understand its meaning and agree to be bound by it in its entirety. I agree to look solely to SCG Enterprises, LLC its successors and/or assigns, as acting Landlord of the property, and to hold all other parties harmless should any rental conflict or other problem involving the property offered for rent arise, either now or in the future.

Applicant's Signature Date

Applicant's Signature Date

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Applicant's Signature Date

Applicant #1:

I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, Courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through SCG Enterprises, LLC, its successors and/or assigns. A copy of this authorization may be accepted as an original.

Applicant's Signature

Date

Printed Name

Date

Applicant #2:

I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, Courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through SCG Enterprises, LLC, its successors and/or assigns. A copy of this authorization may be accepted as an original.

Applicant's Signature

Date

Printed Name

Date

Applicant #3:

I hereby authorize current and past landlords, current and past employers, financial institutions, personal references, Courts of law and any other person/entity to release information regarding my rental, employment, credit and/or criminal history. I agree to indemnify and hold harmless the person to whom this request is presented and his agents and employees from and against all claims, damages, losses and expenses, including reasonable attorneys' fees arising out of or by reason of complying with this request. This authorization shall survive the original application process and be valid during or subsequent to any lease term of a property through SCG Enterprises, LLC, its successors and/or assigns. A copy of this authorization may be accepted as an original.

Applicant's Signature

Date

Printed Name

Date