



Nice Homes Only

phone: (888) 666-2789 • fax: (888) 666-2789 • email: support@nicehomesonly.com

APPLICATION TO MARKET HOUSE

Information: Nice Homes Only provides services for home owners and Real Estate investors that assist them in marketing their properties for lease or lease option as well as provide ancillary services that assist in this function. We are not Real Estate Agents and we are not Property Managers and do not provide these services. If you require Real Estate Agent or Property Management services we are happy to recommend those that we have done business with. We are a marketing firm that specializes in residential rentals and lease options, specifically toward the end of securing high quality tenants for your property. As we are property owners ourselves, we understand the need for speed, efficiency and thoroughness in regards to tenant acquisition and we treat each property as we would our own. This works both ways, as we will only market those properties that we ourselves could live in, hence, for us to accept a property, it must meet our criteria. Also, due to our emphasis on speed, we do not accept too many properties at one time as this then lessens our overall ability to move properties quickly.

This application is for a FREE inspection and recommendation for your property. What you will receive is:

1. **Property Inspection:** Full inspection against checklist of entire house, including every room, every appliance, each piece of equipment as well as exterior, garden and grounds. Write-up of any needed repairs, problems or anything of note.
2. **Photographs:** Digital photographs of any situations encountered at the property. If feasible, we will also take marketing shots during this initial inspection of every room in the house as well as exterior shots.
3. **Quote:** If there is work necessary to bring the property up to marketable state then we will liaise with our vendors to give you an accurate quote of any work that is needed. You are under NO obligation to utilize our vendors.
4. **Market Projection:** After our inspection we will also provide you with what we think the property could be rented for or what sort of deal you could expect with a lease option. We will also tell you at this time if we will accept your property for marketing.

To take advantage of our free inspection service, please fill out the attached pages and send them to us via fax, email or mail.

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www.nicehomesonly.com

Please print in **BLOCK LETTERS**. Incomplete or illegible applications could cause unnecessary delays!

House Address:

Street (Please ensure full legal address including street direction (if any), correct street type etc)

City

State

Zip

Access Details:

Keys:

Enclosed. With tenant. Will bring them to the property

Will be sent via:

Available for pick-up at:

Other (please explain)

Gated? Yes No Code

Alarmed? Yes No

Occupied? Yes No Tenant name and contact number and/or email address.

Tenant Move out date:

House Condition:

<input type="checkbox"/> New		
<input type="checkbox"/> Lease ready		
<input type="checkbox"/> Unknown	<input type="checkbox"/> Please get quotes	<input type="checkbox"/> Owner will handle all repairs & cleaning
<input type="checkbox"/> Needs work	<input type="checkbox"/> Please get quotes	<input type="checkbox"/> Owner will handle all repairs & cleaning

Utilities:

(We require utilities to be on at the property as these are needed for any work to be done and for showings after dark)

	On	Off	Scheduled	Date scheduled to be turned on
Power.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Rent & Lease Option Information:

<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/>	House is available for rent.
<input type="checkbox"/>	<input type="checkbox"/>	House is available for rent to own or lease option.
<input type="checkbox"/>	<input type="checkbox"/>	House has been previously rented at a monthly rent of <input type="text"/> \$ <input type="text"/>
<input type="checkbox"/>	<input type="checkbox"/>	House previously lease optioned with monthly lease payment of <input type="text"/> \$ <input type="text"/>

Applicant information:

First		Last	
<input type="text"/>			
Cell	Home	Work	Fax
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Email:			
<input type="text"/>			
Mailing Address			
<input type="text"/>			
City	State	Zip	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

What is your relationship to the property?

- Owner (as per title)
- Beneficiary of ownership entity (if owner is trust, llc, etc)
- Spouse of owner
- Partner of owner
- Other – Please explain

How did you find out about our company?

- Newspaper** Which one?
- Internet** website?
- Sign** Where?
- Referral:** Who?
- Other:** Please explain:

Any other information?

Signature Required:

I hereby apply to *Nice Homes Only* to assist me in the marketing of my property.. I understand that *Nice Homes Only* is not a Real Estate Agent, Property Manager or Lawyer and does not perform these services but can recommend licensed professionals who could assist me in such matters if I require them. This application is for *Nice Homes Only* to:

- a) perform an initial inspection of my property,
- b) determine what work, if any, is required and to quote such work.
- c) give an estimate as to what rent or lease option deal I can expect.

I understand that not all houses will meet *Nice Homes Only* criteria and agree that *Nice Homes Only* has the right to refuse to market my home. I also understand that I am under no obligation to retain *Nice Homes Only* and the entire purpose of this application and subsequent inspections and quotes is for *Nice Homes Only* to provide me with a proposal which I will be able to accept or reject.

I therefore shall indemnify and hold harmless *Nice Homes Only* from and against any and all claims arising from any activity, work of things done or permitted in or about the property or elsewhere and shall further indemnify and hold *Nice Homes Only* harmless from and against any and all claims arising from any act or omission of *Nice Homes Only*, its agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the pursuit of any such claims or any action or proceeding brought on account thereof.

<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 95%; height: 30px;" type="text"/>	<input style="width: 95%; height: 30px;" type="text"/>
Name (Please Print)	Signature	Date