

Proof of Residency – Examples

Property Tax



PLATTE COUNTY TAX RECEIPT

2016 REAL ESTATE

Sheila L. Palmer, Collector

Administrative Building
415 Third St. Room 212
Platte City, MO 64079
PHONE: 816-858-3356

John Smith
123 N Real St
Parkville, MO 64152

PARCEL ID#: [REDACTED]
SEC, TWN, RNG: [REDACTED]
ACRES: [REDACTED]
TAX DISTRICT#: [REDACTED]
GROUP CD: [REDACTED]
PHYSICAL ADDRESS: 123 N REAL ST
TOTAL APPRAISED: [REDACTED]

Property Description			
	Assessed Land	Assessed Structure	SUBTOTALS
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Residential	[REDACTED]	[REDACTED]	[REDACTED]
Agricultural	[REDACTED]	[REDACTED]	[REDACTED]
Commercial	[REDACTED]	[REDACTED]	[REDACTED]
SUBTOTALS			

TOTAL ASSESSED VALUATION

PAID

Tax District	Levy per \$100	Total Tax
State Blind Pension Fund	0.0300	[REDACTED]
County	0.0600	[REDACTED]
Health Department	0.0800	[REDACTED]
PC Board of Svcs for Dev Disabled	0.1300	[REDACTED]
Mental Health	0.1000	[REDACTED]
Mid-Continent Public Library	0.3153	[REDACTED]
Senior Citizen Levy	0.0500	[REDACTED]
Park Hill School	5.5290	[REDACTED]
Platte City Special Road	0.2150	[REDACTED]
Kansas City	1.5906	[REDACTED]
Metropolitan Community Colleges	0.2339	[REDACTED]
Total Tax Rate		8.3338



Date Printed: 08/16/2017

VALIDATED BY
PLATTE COUNTY COLLECTOR
PLATTE COUNTY AUDITOR

DATE: 12/07/2016 AMOUNT PAID: [REDACTED] TRANSACTION #: [REDACTED]

REAL ESTATE TAX RECEIPTS CANNOT BE USED TO LICENSE VEHICLES

Mortgage Statement



Return Mail Operations
PO Box 14411
Des Moines IA 50306-3411

Statement date 07/30/17
Loan number [REDACTED]
Property address
123 N REAL ST
PARKVILLE, MO 64152-6069

JOHN SMITH
123 N REAL ST
PARKVILLE, MO 64152-6069

Customer Service

- Online**
wellsfargo.com
- Telephone**
1-800-222-0238
- Correspondence**
PO Box 10335
Des Moines IA 50306
- Fax**
1-866-278-1179
- Payments**
PO Box 14538
Des Moines IA 50306
- Hours of operation**
Mon - Fri 6 a.m. - 10 p.m.
Sat 8 a.m. - 2 p.m. CT
- Purchase or refinance**
1-866-867-3026

We accept telecommunications relay service calls.

NNNNNNNNNN

Payment summary

Principal	[REDACTED]
Interest	[REDACTED]
Escrow	[REDACTED]
Current payment	[REDACTED]
Total payment due 09/01/17	[REDACTED]
After 09/16/17 a late charge may apply	[REDACTED]

Balance summary

Unpaid principal balance	[REDACTED]
Escrow balance	[REDACTED]
<i>(Contact Customer Service for your payoff balance)</i>	
Interest rate	3.375%
Maturity date	08/30

Year-to-date summary

Total received*	[REDACTED]
Principal	[REDACTED]
Interest**	[REDACTED]
Escrow	[REDACTED]
Insurance disbursed	[REDACTED]

*This total may include the Unapplied funds balance from the Balance summary section.
**This information should not be used for tax purposes. If you have tax related questions, please consult your tax advisor.

Activity since your last statement

Date	Description	Total	Principal	Interest	Escrow	Other
07/30	Payment	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
07/16	Funds Received	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
07/06	Hazard insurance pmt	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Important messages

This is not a bill, our records indicate your payments are scheduled to withdraw automatically. All funds are applied when sufficient funds have accumulated to make a full monthly payment as outlined in your mortgage note. A payment remitted via another source will not stop the drafting process. If you are paying off your loan, please contact us at least five (5) days prior to your next withdrawal date.

Revised Agreement for Online Access

We're updating our Online Access Agreement, effective September 15, 2017. To see what is changing, please visit wellsfargo.com/onlineupdates.

Gas Bill



formerly Missouri Gas Energy

Customer service or gas emergencies: 1-800-582-1234

Statement Date: 01/25/2018
Account Number: 1234567890
Service Address: 123 N Real St

John Smith
123 N Real St
Parkville, MO 64152-2980

Bill at a Glance	Amount
Previous Balance	[REDACTED]
Payment - Thank you	[REDACTED]
Total Current Charges	[REDACTED]
Total Balance	[REDACTED]
Amount Due	[REDACTED]
Due By	02/09/18
Late Fee Assessed After	02/16/18

Present Reading	Previous Reading	Usage (CCF) X	Pressure Factor	= Billable CCFs
1981	1839	142	1.0000	142.00
Actual		Residential		

Delivery Charges 12-23-2017 to 01-25-2018
Customer Charge (1 Meter(s) at \$23.00 per Meter)
Usage: 142 CCF @ \$0.0738
ISRS

Natural Gas Cost

Usage: 142 CCF

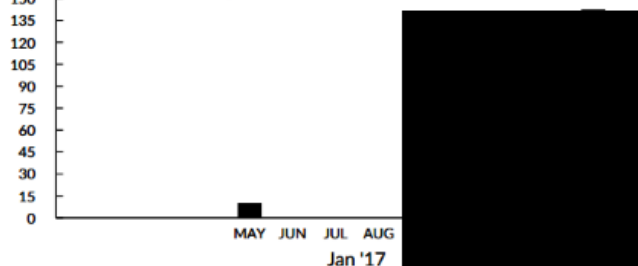
Taxes

Franchise Tax

ISRS Tax

Total Current Charges

Gas Usage History (Total CCFs Used)



Total Billable CCFs Used
Daily Average Billable CCFs
Days in Billing Cycle

Important Message

Electricity Bill



For billing and service information : 816-471-5275 (816-471-KCPL)
or toll-free : 1-888-471-5275 (1-888-471-KCPL)
For emergencies or lights out : 1-888-544-4852 (1-888-LIGHT-KC)

Customer Name : JOHN SMITH
Account Number : 1234-56-7890
Service Address : 123 N REAL ST

Due upon receipt : \$ [REDACTED]

Page 1 of 2
Billing Date: 01/19/2018

0012171

Message Board

You live in KCP&L - Missouri. KCP&L has three different service areas. Rates and available programs can vary based on your service area. For more information visit www.kcpl.com/ServiceArea.

Space heaters can warm up a room but they should be used with care. Safety is key, so only place the space heater on a level, hard and nonflammable surface, and never leave it on unattended.

Kilowatts are like calories...they creep up on us. That's why January is the perfect time to go on an energy diet. Check out our Energy Analyzer tool. It can help you identify personalized ways to trim up your energy use and save money. Get started today at www.kcpl.com/EnergyAnalyzer.

Do you need to report a power outage and don't want to wait on hold? Report it from your laptop or smartphone at www.kcpl.com/ReportOutage.

Account Summary

for service from 12/14/2017 to 01/16/2018

Previously Billed

Payment Received 01/02/2018 - Thank you

Current Charges (details on back)

Due upon receipt

Late charge if received after February 09, 2018.....

Amount due with late charge

Please return this portion with your payment. Thank you.

Customer Name : JOHN SMITH
Account Number : 1234-56-7890
Service Address : 123 N REAL ST
Billing Date : 01/19/2018

Due upon receipt : \$ [REDACTED]
Payment must be received by : February 09, 2018

Amount Enclosed : \$ _____

CHECK HERE
to indicate address or phone
charges on back of stub



Please return payment to:

Barcode
KCP&L
PO BOX 219330
KANSAS CITY MO 64121-9330



4800 E. 63rd Street Kansas City, MO 64130
 Phone: 816-513-1313
 www.kcwaterservices.org

Customer Name JOHN SMITH	Bill Date 01/10/18
Service Address 123 N REAL ST	
Account Number [REDACTED]	Due Date 01/31/18

Meter Number	Previous Read	Current Read	Usage
12345678	515	518	3

ACCOUNT DETAILS

Service Period: 12/04/17 - 01/03/18 Days Billed: 30

Previous Balance
 Payments Received
Balance Forward



Water
 Water Service Charges
 Water Usage Charges



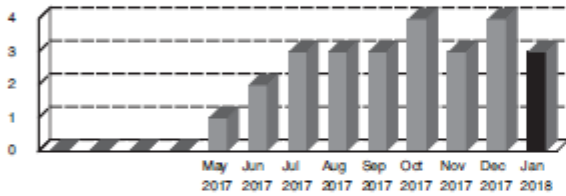
Wastewater
 Wastewater Service Charges
 Wastewater Volume Charges



Stormwater
 Stormwater Charges
 Sq Ft: 1,444 Daily Rate = 0.05

Total Current Charges
Total Amount Due

Monthly Water Use (shown in CCF)
 1 CCF (100 Cubic Feet) = 748 gallons



Important Information

Your Wastewater Charges

KC Water reduces wastewater charges for residential accounts during the months of May through December. The reduced charges are based on the assumption that residential customers use more water during the summer months, much of which does not enter the sewer system (e.g., lawn irrigation, swimming pools, etc.). Because wastewater bills are based on water consumption, KC Water uses water consumption from the winter months (appearing on your January through April bills) to calculate the bills that are generated during the summer months (appearing on your May through December bills).

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT.



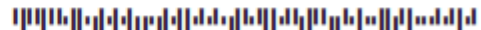
Account Number	Due Date	Amount Due	Amount Enclosed
[REDACTED]	01/31/18	[REDACTED]	[REDACTED]

Total Amount Due If Not Paid By 01/31/18:
 Includes Late Payment Charge
 Please make checks payable to: KC Water

11100000



86219-KANS8259-ST.NOPRIN-000875
 JOHN SMITH
 123 N REAL ST
 PARKVILLE, MO 64152-6280



KC Water
 PO Box 807045
 Kansas City MO 64180-7045

00071441300030893 000000007211 0000000076449



Apartment Lease Contract



Date of Lease Contract: April 26, 2017 (when this Lease Contract is filled out)

This is a binding contract. Read carefully before signing.

Moving In -- General Information

1. PARTIES. This Lease Contract is between you, the resident(s) (list all people signing the Lease Contract): John Smith and us, the owner: Owner: Omerson

(name of apartment community or title holder). You've agreed to rent Apartment No. 123, at N Real St, Kansas City, Missouri, 64154 (street address) (city), Missouri, 64154 (zip code) for use as a private residence only.

2. OCCUPANTS. The apartment will be occupied only by you and (list all other occupants not signing the Lease Contract):

No one else may occupy the apartment. Persons not listed above must not stay in the apartment for more than 14 consecutive days without our prior written consent, and no more than twice that many days in any one month. If the previous space isn't filled in, two days per month is the limit.

3. LEASE TERM. The initial term of the Lease Contract begins on the 1st day of July, 2017 (year), and ends at midnight the 30th day of June, 2018 (year). This Lease Contract will automatically renew month-to-month unless either party gives at least 60 days written notice of termination or intent to move-out as required by paragraph 36. If the number of days isn't filled in, at least our month notice is required.

4. SECURITY DEPOSIT. Unless modified by addenda, the total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$ [redacted], due on or before the date this Lease Contract is signed.

5. KEYS AND FURNITURE. You will be provided 2 apartment key(s), mailbox key(s), and other access devices for [redacted]. Your apartment will be (check one): furnished or unfurnished.

6. RENT AND CHARGES. Unless modified by addenda, you will pay [redacted] commencing 07/01/2017 and continuing each month thereafter during the pendency of this Lease Contract. at the on-site manager's office, at our online payment site, or at [redacted]

Prorated rent of \$ [redacted] is due for the remainder of the (check one): 1st month or 2nd month, on [redacted]. Except for the prorated rent described above, you must pay your rent on or before the 1st day of each month (due date) with no grace period. Cash is unacceptable without our prior written permission. You must not withhold or offset rent unless authorized by statute. We may, at our option, require at any time that you pay all rent and other sums in cash, certified or cashier's check, money order, or one monthly check rather than multiple checks. If you don't pay all rent on or before the 5th day of the month, you'll pay an initial late charge of \$ 50.00 plus a late charge of \$ 10.00 per day after that date until paid in full. Daily late charges will not exceed 15 days for any single month's rent. You'll also pay a charge of

\$ 35.00 for each returned check or rejected electronic payment, plus initial and daily late charges from due date until we receive acceptable payment. If you don't pay rent on time, you'll be delinquent and all remedies under this Lease Contract will be authorized. We'll also have all other remedies for such violation.

7. UTILITIES. We'll pay for the following items, if checked: water gas electricity master antenna wastewater trash cable TV other

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. You must not allow utilities to be disconnected for any reason-including disconnection for not paying your bills-until the lease term or renewal period ends. Cable channels that are provided may be changed during the Lease Contract term if the change applies to all residents. Utilities may be used only for normal household purposes and must not be wasted. If your electricity is ever interrupted, you must use only battery-powered lighting. If any utilities are submetered for the apartment or prorated by an allocation formula, we will attach an addendum to this Lease Contract in compliance with state agency rules or city ordinance.

8. INSURANCE. We do not maintain insurance to cover your personal property or personal injury. We are not responsible to any resident, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, negligence of other residents, occupants, or invited/uninvited guests or vandalism unless otherwise required by law.

We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

Additionally, you are (check one) required to purchase personal liability insurance not required to purchase personal liability insurance. If no box is checked, personal liability insurance is not required. If required, failure to maintain personal liability insurance is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

9. LOCKS AND LATCHES. Keyed lock(s) will be rekeyed after the prior resident moves out. The rekeying will be done either before you move in or, if the apartment has a keyless deadbolt on each exterior door, within 10 days after you move in.

You may at any time ask us to: (1) install one keyed deadbolt lock on an exterior door if it does not have one; (2) install a bar and/or sliding door pinlock on each sliding glass door; (3) install one keyless deadbolt on each exterior door; (4) install one doorviewer on each exterior door; and (5) change or rekey locks or latches during the lease term. We must comply with those requests, but you must pay for them.

What You Are Now Requesting. You now request the following to be installed at your expense (if one is not already installed), subject to any statutory restrictions on what you may request:

- keyed deadbolt lock doorviewer keyless deadbolt sliding door pinlock sliding door bar

Payment for Rekeying, Repairs, Etc. You must pay for all repairs or replacements arising from misuse or damage to devices by you or your family, occupants, or guests during your occupancy. You may be required to pay in advance if we notify you within a reasonable time after your request that you are more than 30 days delinquent in reimbursing us for repairing or replacing a device which was misused or damaged by you, your guest or an occupant; or if you have requested that we repair, install, change or rekey the same device during the 30 days preceding your request and we have complied with your request.

Special Provisions and 'What If' Clauses

10. SPECIAL PROVISIONS. The following special provisions and any addenda or written rules furnished to you at or before signing become a part of this Lease Contract and will supersede any conflicting provisions of this printed Lease Contract form.

See special provisions on the last page

See any additional special provisions.

11. EARLY MOVE-OUT; RELETTING CHARGE. You'll be liable to us for a reletting charge of \$ [redacted] (not to exceed 100% of the highest monthly rent during the Lease Contract term) if you:

- fail to give written move-out notice as required in paragraphs 22 or 36; or

- move out without paying rent in full for the entire Lease Contract term or renewal period; or
- move out at our demand because of your default; or
- are judicially evicted.

The reletting charge is not a cancellation fee and does not release you from your obligations under this Lease Contract.

Not a Release. The reletting charge is not a Lease Contract cancellation fee or buyout fee. It is a liquidated amount covering only part of our damages; that is, our time, effort, and expense in finding and processing a replacement. These damages are uncertain and difficult to ascertain-particularly those relating to inconvenience, paperwork, advertising, showing apartments, utilities for showing, checking prospects, office overhead, marketing costs, and locator-service fees. You agree that the reletting charge is a reasonable estimate of such damages and that the charge is due whether or not our reletting attempts succeed. If no amount is stipulated, you must pay our actual reletting costs so far as

41. **DEPOSIT RETURN, SURRENDER, AND ABANDONMENT.** In accord with Missouri law, within 30 days after the date of termination or tenancy, we shall mail to your last known address: (1) the return of the full amount of the security deposit, or (2) a written itemized statement list of the rent and/or damages for which the security deposit or any portion thereof is withheld, along with the balance of the security deposit, if any.

You have surrendered the apartment when: (1) the move-out date has passed and no one is living in the apartment in our reasonable judgment; or (2) all apartment keys and access devices listed in paragraph 5 have been turned in where rent is paid—whichever date occurs first.

The premises will be deemed abandoned if (1) we reasonably believe that you have vacated the premises and do not intend to return; (2) the rent is due and unpaid for thirty days; and (3) we post written notice on the premises and mail to your last known address by certified mail, return receipt requested, a notice of our belief of abandonment as per Sec. 441.065, RSMo; and (4) you fail to pay rent or respond in writing to our notice within 10 days after the date of posting and deposit of such notice in the U.S. Mail, stating your intention not to abandon the premises.

Surrender, abandonment, or judicial eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and reset the apartment; determine any security deposit deductions; and remove and dispose of any property left in the Premises in compliance with Missouri law. Surrender, abandonment, and judicial eviction affect your rights to property left in the apartment (paragraph 13).

Signatures, Originals and Attachments

42. **ORIGINALS AND ATTACHEMENTS.** This Lease Contract has been executed in multiple originals, each with original signatures—*one* for you and one or more for us. Our rules and community policies, if any, will be attached to the Lease Contract and given to you at signing. When an Inventory and Condition form is completed, both you and we should retain a copy. The items checked below are attached to this Lease Contract and are binding even if not initialed or signed.

- Animal Addendum
- Inventory and Condition Form
- Mold Addendum
- Enclosed Garage Addendum
- Community Policies Addendum
- Lease Contract Guaranty (_____ guaranties, if more than one)
- Notice of Intent to Move Out Form
- Parking Permit or Sticker (quantity: _____)
- Satellite Dish or Antenna Addendum
- Asbestos Addendum (if asbestos is present)
- Lead Hazard Information and Disclosure Addendum (federal)
- Utility Addendum
- Remote Control, Card or Code Access Gate Addendum
- Lease Contract Buy-Out Agreement
- Intrusion Alarm Addendum
- Other Fitness Center, Pool, Club
- Other _____

Name and address of locator service (if applicable)

This Lease Contract contains a waiver of jury trial provision and by executing this Lease Contract you are waiving all rights you maintain to have any dispute arising out of this lease to be heard by a jury.

You are legally bound by this document. Please read it carefully.

Before submitting a rental application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney.

Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties.

Resident or Resident's Representative (sign below)

[Handwritten Signature]

Owner or Owner's Representative (signing on behalf of owner)

[Handwritten Signature]

Address and phone number of owner's representative for notice purposes

Date form is filled out (same as on top of page 1)

04/26/2017

SPECIAL PROVISIONS (CONTINUED FROM PAGE 1): A Non Refundable Administrative Fee of \$150.00 will be collected from your deposit upon move in. All monies paid after the 5th of the month must be paid in certified funds. If your lease expires and rolls over to a month to month status your rental rate will be market rate rent plus current month to month fee, that is established by management. Market rent and month to month fee can increase with a 30 day notice. All addendas signed at move in will carry over with renewals and month to month leases unless new addenda is signed. Satellite service not permitted on property.
