Oklahoma State Election Board:

Thank you for the honor and opportunity to stand before you today to argue the eligibility of my candidacy for State House District 69. Ms. Dills and her consultants have shown evidence of my delay in filing for updating my voter’s registration, however what their evidence does not show is the specific elements leading up to the registration date which I believe you’ll find is acceptable, as well as the argument of applying the law equally.

I previously lived in Mounds, OK in Creek County where I was registered as Republican. In fact, I’ve been a lifelong Republican, registered as such for over 20 years. I had intended to move to Jenks for some time but was waiting for my home to sell. As the school year approached and the house hadn’t yet sold, I leased an apartment at The Reserve on Elm as of August 1, 2019 in order to enroll my son—who has learning disabilities—in Jenks West where we’d decided as a family that he would thrive best. On November 1, 2019, we moved into our rental home. My apartment lease and rental agreement show that I have been living in the district for more than 8 months.

That said, my eligibility of residency is not being contested. The time of my voter registration is in question. It is of note that my divorce was being finalized, I intended to return to my maiden name, and I would be changing addresses. It simply didn’t make sense to change my ID or registration until the dust had settled with the divorce and the move, but by the time that happened, COVID had become a pandemic. I had checked the Jenks Tag Agency multiple times, but although it was previous to the state’s closure, the Tag Agency was busy enough that for my own safety I chose to wait. I eventually found a day where there weren’t too many people inside and I completed the updating of
my driver’s license and voter’s registration.

I believe this series of events shows that I am indeed eligible to run as representative for State House District 69. I am and have always been registered Republican, I have lived in the district for longer than the minimum requirement, and the extenuating circumstances that lead to the delay in updating my district for my voter’s registration are more than reasonable, as well as Title 26 requirements state that the requirements are simply to be registered as Republican in the State of Oklahoma for a minimum of six months and to live in the district for the term of service, which I do and will. Furthermore, it is my understanding that there have been circumstances where the Board of Ethics has made allowances for intentions to move into a district. Between the contradictory or at very best unclear Titles 26 and 14 and the previous allowances by the Board, I ask that the law be applied equally and fairly.
Full Name (street name on driver's license or govt. ID card):

Your street address as shown on your driver's license or government ID card:

Driver's license # and state:          OR govt. photo ID card #:

First name(s) (married and maiden):   Former last name(s) (married and maiden):

Your Social Security #:

Birthdate: 11/01/1965 STS MA/FL/CA  

Height: 6'5" Weight: 130

Sex: M Eye color: EUROPEAN

Marital Status: S single D married D divorced D widowed D separated

Are you a U.S. citizen? D Yes □ No Do you or any occupant smoke? D yes □ no

Will you or any occupant have an animal? D yes □ no

Kind, weight, breed, age:

Current home address (where you now live):

City/State/Zip:                           

Home/ cell phone: ( )                     Current rent: $

Email address:

Name of apartment where you now live:

Current owner or manager's name:           

Their phone:                                Date moved in:

Why are you leaving your current residence?

Your previous home address:

City/State/Zip:                           

Apartment name:

Name of above owner or manager:

Their phone:                                Previous monthly rent: $

Date you moved in:                         Date you moved out:

Previous employer:

Address:                                  

City/State/Zip:                           

Work phone: ( )                          

Position:

Your gross annual income is over: $

Date you began this job:

Supervisor's name and phone:

YOUR WORK

Present employer:

Address:                                  

City/State/Zip:                           

Work phone: ( )                          

Position:

Your gross annual income was over:

Dates you began and ended this job:

Previous supervisor's name and phone:

YOUR CREDIT HISTORY

Your bank's name, city, state:

List major credit cards:

Other non-work income you want considered. Please explain:

Past credit problems you want to explain. (Use separate page)

WHY YOU APPLIED HERE

Were you referred? □ Yes □ No

If yes, by whom:

Name of referrer or rental agency:

Name of individual locator or agent:

Name of friend or other person:

Did you find us on your own? □ Yes □ No If yes, in what Information below:

On the Internet □ Stopped by □ Newspaper (name):

Rental publication:

□ Other:

YOUR RENTAL CRIMINAL HISTORY

Check only if applicable. Have you, your spouse, or any occupant listed in this Application ever:

been convicted of or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, must ordered community supervision, or pretrial diversion;

been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location, and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision

You represent the answer is "no" to any item not checked above.

Other non-work income you want considered. Please explain:

□ Work phone: ( )  

□ Home phone: ( )

LISt major credit cards:

Other non-work income you want considered. Please explain:

□ Work phone: ( )  

□ Home phone: ( )

YOUR VEHICLES

List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, boats, etc.). Continue on separate page if more than three.

Make and color of vehicle:

Year:  License #: State:  

Model: License #: State:

□ Current owner to move out? □ moved out of a dwelling before the end of the lease term without the owner's consent? □ declared bankruptcy? □ rented for rent arrears or property damage? □ charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, must ordered community supervision, or pretrial diversion;

been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location, and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision

You represent the answer is "no" to any item not checked above.

WHERE YOU APPLIED HERE

Were you referred? □ Yes □ No

If yes, by whom:

Name of referrer or rental agency:

Name of individual locator or agent:

Name of friend or other person:

Did you find us on your own? □ Yes □ No If yes, in what Information below:

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Rental publication:

□ Other:

YOUR RENTAL CRIMINAL HISTORY

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been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location, and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision

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□ Work phone: ( )  

□ Home phone: ( )

LISt major credit cards:

Other non-work income you want considered. Please explain:

□ Work phone: ( )  

□ Home phone: ( )

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Make and color of vehicle:

Year:  License #: State:  

Model: License #: State:

□ Current owner to move out? □ moved out of a dwelling before the end of the lease term without the owner's consent? □ declared bankruptcy? □ rented for rent arrears or property damage? □ charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that was resolved by conviction, probation, deferred adjudication, must ordered community supervision, or pretrial diversion;

been charged, detained, or arrested for a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime that has not been resolved by any method? Please indicate below the year, location, and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision

You represent the answer is "no" to any item not checked above.

WHERE YOU APPLIED HERE

Were you referred? □ Yes □ No

If yes, by whom:

Name of referrer or rental agency:

Name of individual locator or agent:

Name of friend or other person:

Did you find us on your own? □ Yes □ No If yes, in what Information below:

On the Internet □ Stopped by □ Newspaper (name):

Rental publication:

□ Other:
To whom it may concern,

This letter confirms that Jamie McGuire resided at our apartment community, The Reserve at Elm 701 W 101st Pl S Jenks OK 74037 in apartment 1126 from July 2019 to January 2020. Please feel call or email the property with any further questions or concerns.

Thank you,

Sydney E Smart
Leasing Consultant

701 W. 101st Pl. S. | Jenks, OK 74037
918.296.7028
www.ReserveAtElmApartmentsTulsa.com
LEASE RENEWAL

DATE: 7/26/19

SENT TO: Seguin, Jason

UNIT #: 1126

This Renewal Agreement modifies and extends an Apartment Lease Agreement and all Addendums thereto (hereinafter collectively referred to as "the Lease") dated 8/23/2017 12:00:00 AM between Reserve at Elm LLC ("Landlord") and Seguin, Jason ("Tenant") for Apartment 1126.

The Lease is hereby modified as follows:

1. Lease Term commencing 8/1/19 and ending 1/31/20.

2. The Rental Rate is $964 per month. Other Charges $0 per month. Other charges consists of W/D, Garage Rental, Parking, Pet Rent.

3. The Lease states you have a:
   Security Deposit of $150.00
   Pet Deposit of $0.00
   Last Month's Rent of $0.00
   Other Deposits of $75.00

4. The Lease provides for the following lease termination fees which includes a 30 day notice along with a termination fee of 2 months rent.
   $1928 (Equal to two month's rent Initial)
   $8 (Any move-in special or concession or rent discount)
   $1928 TOTAL DUE

5. The Lease provides for the following late and non-sufficient fund fees:
   Late fee $10.00 if rent is not paid before the 10th day of the month
   Daily fee $10.00
   NSF fee $30.00

All terms and conditions of the Lease except as specifically modified herein shall remain in full force and effect during the renewal term.

Landlord

Tenant

Date

PLEASE FILL IN THE FOLLOWING INFORMATION:

Home phone: __________ Work phone: __________ Cell phone: __________ Auto Tag#: __________

Emergency contact w/ phone: ______________________________ Email ______________________________

List all current occupants:

__________________________________________

* Ask about Reoccurring ACH!
1. Residency and Financials

1.1 OWNER’S BROKER, A LICENSED REAL ESTATE BROKER, OR OWNER OF PROPERTY

OWNER’S BROKER, a licensed real estate Broker, OR OWNER of Property.

Name (Owner): CLP Commercial Properties, LLC

Owner’s Address:

Tenant(s): Jamie D. McGuire (the “Tenant”)

Property Address:
11522 S. Ash St.
Jenks, OK 74037

See 4.18 for legal description

In consideration of their mutual agreement to the following terms, conditions, and covenants, the Owner/Owner’s Broker leases to Tenant and Tenant leases from Owner/Owner’s Broker the above-described Premises.

1.2 TERMS, CONDITIONS, AND COVENANTS

A. TERM. This lease is for a term of 16 months, beginning on 11/01/2019 (“Commencement Date”) and expiring on 02/28/2021 (“Expiration Date”). Any extension of the Expiration Date must be mutually agreed upon in writing prior to the Expiration Date. In the event that any month’s rent is not received by the landlord within five (5) days after written notice of the landlord’s demand for payment then any tenancy shall automatically terminate, as provided by the Oklahoma Residential Landlord-Tenant Act (ORLTA). Any funds held by the Owner/Owner’s Broker shall be disbursed in accordance with Paragraph 3. Tenant agrees to give Owner/Owner’s Broker written notice of intent to vacate the property, Hold Over, or request to extend the lease, at least thirty (30) days, but no more than forty-five (45) days prior to the Expiration Date. NOTE: The Servicemembers Civil Relief Act (SCRA) requires that a military service member be able to terminate certain lease agreements (See Paragraph 34 of this Contract for additional information).

B. HOLD OVER TENANCY. If Tenant holds over after the expiration of the term of this lease with the consent of Owner/Owner’s Broker, the tenancy shall be from month to month only and not a renewal (unless there is an execution of a new written lease). Tenant agrees to pay rent and all other charges as herein provided, and to comply with all the terms and covenants of this lease from the time that Tenant holds over.

1.3 RENT

Tenant agrees to pay rent to:

CLP Commercial Properties, LLC

PO Box 472121, Tulsa, OK 74147

at the rate of $2,750.00 per month, with N/A bills paid. Each monthly installment is payable in advance and is due on the 1st day of each month of the lease term. The initial lease payment must be made on the first day. If the term commences on a day other than the 1st day of a month, then proration of the rent shall occur for that month. If the term begins after the 25th day of any month, then the initial installment payment shall include both the prorated initial monthly payment and the payment of the first full month following. Last month’s rent is payable by money order or cashier’s check only.

Prorated rent is $2,750.00, and is payable on or before the 1st of the following month.

A. Late Payment of Rent Fee. Any rent payment that is not received by Owner/Owner’s Broker by 11:59 p.m. on the 5th day of the month it is due will be assessed a late fee of 10%. The parties agree that this late fee shall serve as liquidated damages, and not a penalty for the late payment. The parties also agree that this amount is a reasonable sum to serve as the liquidated damages, and further agree that the actual damages suffered by Owner because of the late payment would be difficult, if not impossible, to ascertain. Total amount of late rent and late fee is payable by money order, cashier’s check, or other certified funds. Deductions made from rent without written permission from Owner/Owner’s Broker are considered as unpaid rent and will be subject to a late fee.
By initialing below, you acknowledge and agree to the terms in Section 13.

X __________
Jamie D. McGuire

14. Sign and Accept

14.1 SIGN AND ACCEPT

THE UNDERSIGNED Tenant(s) and Owner(s) acknowledge that they have read and understand the lease and all attachments and addendums. They also acknowledge that they have received a copy of the Lease Agreement, attachments and addendums, and the Tenant accepts the Property in its present condition.

14.2 DAMAGE OR SECURITY DEPOSIT RECEIPT AND INSTRUCTIONS

Tenant has paid a fee of $2,750.00 to secure property. The fee becomes a damage or security deposit AFTER the Tenant assumes occupancy. IF THE TENANT DOES NOT TAKE OCCUPANCY AFTER PAYING THE FEE AND ANY OTHER MONIES, THE TENANT IS NOT ENTITLED TO A REFUND UNLESS THE OWNER PREVENTING OCCUPANCY IS AT FAULT.

Owner or Owner’s Broker acknowledges receipt of $2,750.00 as a check certified funds or online payment as Security Deposit from Tenant or Tenant's Broker, to be deposited in accordance with the terms and conditions of DAMAGE OR SECURITY DEPOSIT, Paragraph 1.4 of this lease.

X Jamie McGuire
Lessee
IP Address: 67.217.145.204
10/29/2019 12:43pm CDT

X Kim Cavin agent for McGraw
REALTORS Property
Management and Leasing broker
for the owner
Lessor
IP Address: 64.207.225.18
10/29/2019 12:44pm CDT

10/29/2019
April 17, 2020

To Whom it May Concern,

This letter is to inform you that Tucker Washburn, DOB 9/10/2012 was enrolled in the first grade at Jenks West Elementary for the 2019-20 school year on August 20, 2019.

Thank you,

Tara Robinson
Jenks West Elementary