

## **RENTAL APPLICATION CRITERIA**

### **Rental Property Solutions Inc.**

**NOTICE: All applicants for residency are processed in accordance with specific criteria. In reviewing your application, the following items will be taken into account:**

#### **CREDIT**

Your credit history will be checked through the appropriate credit reporting agencies and applicable governmental agencies. Debt to income will be used in our decision.

#### **RESIDENT/RENTAL HISTORY**

Information regarding your current and previous resident/rental history must be provided on your application. Information must include the complete address of each residence; the names, addresses & phone numbers of each landlord; the dates of residence at each address. If any places of residence were owned by you, then information regarding your mortgage lender should be substituted for landlord information. Relatives are not acceptable as rental references.

#### **EMPLOYMENT/SOURCE OF INCOME**

Your income must be at least 2 times the rent amount. Your local employment OR other source of regular income must be verified, two current pay stubs will be required. If self-employed, your current tax return & 2 monthly bank statements will be required. If you are unable to verify your income your application will not be approved. Unemployment benefits will never be considered as regular income.

#### **CRIMINAL RECORD CHECK**

Your name and identity will be checked against records of law enforcement agencies and state/national criminal records search. We reserve the right to refuse rental of our properties to persons who have been convicted of a felony (this includes but not limited to; drug related crimes, sex crimes, burglary, etc.), any felony within the past 5 years will not be accepted. Any felony older than 5 years will be considered at Rental Property Solutions, Inc. discretion.

In addition; If your application is marginal in any of the above categories or if you have a high risk status such as; negative rental history, negative credit, marginal employment, etc. your application may not be approved. At Rental Property Solutions, Inc. discretion a co-signer (in state only) or last month's rent may be a requirement of approval.

To maximize your chances of approval and to expedite the process please take the time to fill out your application as completely and as accurately as possible as an incomplete or unverifiable application may result in denial of the application. **Visualization of your Driver's License or other appropriate photo ID is required before the application will be accepted.**

We will not discriminate based on race, color, creed, religion, sex, national origin, age handicap or familial status and will comply with all federal, state and local fair housing and civil rights laws and with all equal opportunity requirements.





### RENTAL APPLICATION

**\* Office use Only \***

Rental Address \_\_\_\_\_ City / State \_\_\_\_\_ Zip \_\_\_\_\_

Move-In Date \_\_\_\_\_ Rent \_\_\_\_\_ Lease Term \_\_\_\_\_

Deposit \_\_\_\_\_ Pet Deposit \_\_\_\_\_ Application Fee \_\_\_\_\_

\_\_\_\_\_ Approved \_\_\_\_\_ Denied / Reason: \_\_\_\_\_

Requested Move-in Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Soc. Sec # \_\_\_\_\_ DOB: \_\_\_\_\_

Spouse: \_\_\_\_\_ Soc. Sec # \_\_\_\_\_ DOB: \_\_\_\_\_

Drivers Lic # \_\_\_\_\_ St. \_\_\_\_\_ Vehicle Make & Color \_\_\_\_\_

Drivers Lic # \_\_\_\_\_ St. \_\_\_\_\_ Vehicle Make & Color \_\_\_\_\_

Number of people to occupy unit:

Full name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Full name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Full name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

**Residence History**

Why are you moving? \_\_\_\_\_

Present address: \_\_\_\_\_ city, St. & zip \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_ Applicant Phone \_\_\_\_\_

Own/Rent \_\_\_\_\_ Mo. Payment \_\_\_\_\_ Other (family, etc.) \_\_\_\_\_

Present Landlord or Mortgage Co. \_\_\_\_\_ Phone \_\_\_\_\_

Previous address: \_\_\_\_\_ city, St. & zip \_\_\_\_\_

From \_\_\_\_\_ To \_\_\_\_\_ Mo. Payment \_\_\_\_\_ Own/Rent \_\_\_\_\_

Previous Landlord or Mortgage Co. \_\_\_\_\_ Phone \_\_\_\_\_

**Employment History** (PLEASE INCLUDE TWO CURRENT PAY STUBS)

Employer \_\_\_\_\_ Mo. or Hourly Salary \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Date of Hire \_\_\_\_\_ Full/Part time \_\_\_\_\_

Spouse Employer \_\_\_\_\_ Mo./Hourly Salary \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Supervisor Name \_\_\_\_\_ Date of Hire \_\_\_\_\_ Full/Part time \_\_\_\_\_

**Personal Information**

Nearest Relative \_\_\_\_\_ Phone \_\_\_\_\_

Emergency contact \_\_\_\_\_ Phone \_\_\_\_\_

Any Pets? (describe: breed, weight, color) \_\_\_\_\_

Do you have any special needs/accommodations requests? \_\_\_\_\_

Have you ever filed Bankruptcy? Yes \_\_\_\_\_ No \_\_\_\_\_ If so date \_\_\_\_\_

Have you ever been convicted of a Felony? Yes \_\_\_\_\_ No \_\_\_\_\_ Date/State \_\_\_\_\_

Have you ever been convicted of any crime involving the possession, use, sale or manufacture of illegal drugs ? \_\_\_\_\_

If yes, list date and state \_\_\_\_\_

Have you ever been evicted? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, reason / date \_\_\_\_\_

E-mail: \_\_\_\_\_

**Non-Refundable Process Fee: \$25 per single or \$40 for married applicants age 18 and over  
All Applications Expire after Ten Days**

Applicant understands that he/she acquire no rights to the rental unit until a Holding/Security Deposit Is paid.

Correct Information: Applicant represents that all of the above statements are true and complete. Applicant acknowledges that giving false information herein may constitute grounds for rejection of this application, termination of right of occupancy and/or forfeiture of deposits and may constitute a criminal offense under the laws of this state.

By signing this application, you authorize Rental Property Solutions, Inc., whose address is 1602 W. Hays #304, Boise, ID 83702 to obtain credit reports, criminal background checks, rental and employment verification, bank information, checking public records and verifying information on this application. Applicant has the right to dispute the accuracy of information obtained from a credit report during the screening process.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord/Agent Signature

\_\_\_\_\_  
Date

\* DRIVERS LICENSE VISUALLY VERIFIED OR OTHER PICTURE I.D. ? Yes \_\_\_\_\_ No \_\_\_\_\_ State \_\_\_\_\_

\* (PLEASE ATTACH A PHOTO COPY IF EMAILED OR FAXED)\*

Rental Property Solutions, Inc.  
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