

## Applicant and Pet Criteria

Each applicant must fill out an application over the age of 18 and all occupants under the age of 18 must be listed. You must be at least 18 to apply, with the exception of children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18. All applicants are screened within fair housing guides, regardless race, creed, color, national origin, religion, sex, familial status, handicap (disability), and sexual orientation. At this time we are not participating with government housing assistant programs. Applicants must meet or exceed the following criteria to qualify:

1. House hold gross income must be at least 2.5 the monthly market rent.
2. A minimum of 12 month positive rental history.
3. Six months job history, no gap in employment over 30 days in the last year.
4. No more than 33% derogatory credit on your bureaus.
5. No collection of utilities, IE water, electric, and or gas.
6. No past evictions, landlord collections, foreclosures, tax liens or judgments.
7. Bankruptcy must be at least 2 years, discharged and positive credit established.
8. A minimum of a 585 FICO score.
9. Non-refundable \$35.00 application fee per person and a \$300.00 holding deposit.

An additional deposit over-ride may apply to compensate for the lack of criteria or financial responsibility. This is on a case by case basis, evaluated on the individuals specific finances or lack of criteria and valid supported documentation and reason. Each applicant has the opportunity to supply documentation supporting reasonable lack of criteria and remains to be qualified and screened under fair housing guidelines and Premier's requirements. No over-rides on evictions, Bankruptcy, or income criteria. Additional deposits do not guarantee an over-ride and or approval.

**Holding deposit** of \$300.00 is required to take a home off the market which is applied to your security deposit. Holding deposits do not guarantee the approval of the home placed on hold and is subject to approval. The holding deposit is non-refundable and only refunded in the event the application is not approved. Any home can not be held for longer than 2 weeks.

### **Pets**

All pets are subject to approval at each specific property. Aggressive breeds such as Rottweiler's, Doberman Pincher's, Akitta's, Pit Bull's or mixture of the listed breeds are not allowed at any times on the premises. Any animals aggressive in nature or have prior history of aggressiveness or property destruction are not allowed at any time. A maximum of 2 pets per household. All pets require a "pet interview" to take pictures, establish the identity of the pet and verify the nature of the pet in person. Dogs that assist with impaired and or handicap (disability) are exempt from breed restriction, however require a pet deposit.

### **Dogs**

- 25lbs and under      \$250.00 Deposit
- 25-55lbs              \$350.00 Deposit

### **Cats**

- Flat \$250.00 deposit per cat

Revised May 14, 2007

[Lease/Rental Application On-Line](#)



Property Applying For:

**Personal Information**

First Name:  M.I.:  Last Name:   
Social Security Number:  Date of Birth:   
Home Phone:  Cell Phone:  Email:

**Spouse/Roomate**

First Name:  M.I.:  Last Name:   
Social Security Number:  Date of Birth:   
Home Phone:  Cell Phone:  Email:

**Dependants**

	<u>First Name</u>	<u>Last Name</u>	<u>Birth Date</u>
1.	<input type="text"/>	<input type="text"/>	<input type="text"/>
2.	<input type="text"/>	<input type="text"/>	<input type="text"/>
3.	<input type="text"/>	<input type="text"/>	<input type="text"/>

**Current Address**

Address:  Move In Date:   
City:  State:  Zip:   
Landlord Name:  Landlord Phone:  Rent:

**Previous Address (if at Current Address less than 6 months)**

Address:   
City:  State:  Zip:   
Landlord Name:  Landlord Phone:  Rent:   
Move In Date:  Move Out Date:

**Current Employer (Applicant)**

Occupation:  Employer:   
Supervisor Name:  Supervisor Number:   
Start Date:  Monthly Salary:

**Current Employer (Spouse/Roomate)**

Occupation:  Employer:

Supervisor Name:  Supervisor Number:

Start Date:  Monthly Salary:

**Previous Employer**

Occupation:  Employer:

Supervisor Name:  Supervisor Number:

Start Date:  End Date:  Monthly Salary:

**Additional Income**

Description:  Monthly Amount:

Description:  Monthly Amount:

**Background Information**

Have you ever filed for bankruptcy? **YES/NO** (Circle your answer)

Have you ever willfully refused to pay rent when due? **YES/NO** (Circle your answer)

If yes, explain:

Have you ever been evicted from a tenancy or left owing money? **YES/NO** (Circle your answer)

If yes, explain:

Have you ever been convicted of a crime? **YES/NO** (Circle your answer)

If yes, explain:

Do you have any pets? **YES/NO**

TYPE	BREED	COLOR	WEIGHT	AGE	GENDER

I hereby apply to lease the above described premises for the term and upon the conditions above set forth and agree that the rental is to be payable the 1st day of each month in advance. I warrant that all statements above set forth are true. I hereby give my permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed above. I understand there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, eviction search and criminal background check will be done in conjunction with my application. I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

