



RENTAL APPLICATION AND CONSENT FOR CREDIT CHECK



Applicant's Name _____ Email: _____

Co-Applicant's Name _____ Email: _____

Phone _____ Cell Phone: _____

Current Address: _____

City/State/Zip _____

How Long At Current Address? _____ How Long At Prior Address? _____

Name Of Landlord _____ Phone _____

How Many People Will Be Living Here? _____ Adults _____ Children _____ Pets

When would you like to move into the property?? _____

Applicant's SS# _____ Co-Applicant's SS# _____

D/L# State _____ D/L# /State _____

Applicant's DOB _____ Co-Applicant's DOB _____

Current Employer _____ Occupation _____

Employer's Address _____

Current Salary _____ How Long? _____

Supervisor's Name: _____ Phone _____

Co-Applicant's Employer: _____ Occupation: _____

Employer's Address _____

Current Salary _____ How Long? _____

Supervisor's Name: _____ Phone _____

Have You Or Co-Applicant Ever Filed For Bankruptcy? _____ Yes _____ No If So, When? _____

Bank Name: _____ **Branch** _____

Address: _____

Telephone No. _____ Checking Acct: _____ Yes _____ No

Savings Acct: _____ Yes _____ No



Credit References

Credit Grantor	Type of Account	Is Acct. Current?
_____	_____	_____
_____	_____	_____

Other Information

Emergency Names and / or Contact Numbers: _____

Number of Vehicles At Property (including Company vehicles) _____

Make/Model _____ Year _____ Color _____ Lic/St _____

Make/Model _____ Year _____ Color _____ Lic/St _____

Make/Model _____ Year _____ Color _____ Lic/St _____

Are you currently serving in the military, or now a member of the Armed Forces? ___ Yes ___ No

Ever been served an eviction notice or been asked to vacate a property you rented? ___ Yes ___ No

Willfully or intentionally refused to pay rent when due? ___ Yes ___ No If yes, when? _____

Been sued for unlawful detainer? ___ Yes ___ No

Do You Have Pets? ___ Yes ___ No If so, what type? _____ No. _____

I/We understand that I/we acquire no rights to the rental property we are applying for until I/we sign an Agreement in the form submitted to me **within three (3) days** AND remit a holding fee of \$ _____ for the property. **This holding fee will be held in accordance with the Lease Agreement. In return for the Owner/Agent holding the Premises for me/us, I/we hereby waive all rights to the return of the holding fee. The holding fee will be held as liquidated damages in the event that I/we choose not to enter into a Lease Agreement applied for herein.** In the event that this application is not approved, the holding fee will be returned to the applicant(s). We also understand that there is a fee that **is non-refundable** as an Application/screening fee.

**Complete Entire Application, Include a \$25/ Person, \$30/ Married Couple Screening Fee
 Include copies of Driver's Licenses & SS Cards For All Applicants & Co-Signers
 ANY CHECKS LARGER THAN \$100 MUST BE A CASHIER'S CHECK, DRAWN ON A UTAH BANK**

I/We declare under penalty of perjury that the information listed in the application is true and correct.

Consent To Obtain Credit / Employment, Rental Information, etc:

The above applicant(s) authorize landlord, and/or leasing agent, or representatives of owner/landlord to contact current or previous landlords, and current employers and further, by a copy of this Application, authorizes any said landlord or employer to release pertinent residential and employment history information to be used in evaluating my rental application. I further authorize owner/landlord, leasing agent or its representatives to apply for or obtain an investigation or credit report in connection with this application. I understand that said investigation or credit report may contain information obtained from various state governmental and private entities relative to the applicant(s) number of children, employment, occupation, general health, financial and criminal history information.

_____	_____	_____	_____
Applicant	Date	Co-Applicant	Date



Verification	Approved	Denied	Comments
Present Landlord			
Previous Landlord			
Tenant #1 Employment			
Tenant #2 Employment			
Tenant #1 Credit Check			
Tenant #2 Credit Check			
Tenant #1 2 Forms ID			
Tenant #2 2 Forms ID			

This Application was ___Approved ___Denied

Remarks _____

Acknowledgement:

By signing this application, you declare that all your statements in this application are true and complete. You authorize the company to which you are applying to verify this information through any means, including consumer reporting agencies and other rental housing owners. If you fail to answer any question or give false information, the company may reject your application, and retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

It is further understood that a credit report and complete verification will be issued by an independent agent. Any applicable application fees must be paid prior to processing of the application and are NON refundable.

Our company utilizes a credit scoring system that incorporates a statistical model comparing information on your credit profile, such as bill-paying history, the number and type of accounts, late payments, collection actions, outstanding debt, reported rental history, and the age of accounts to the credit performance of consumers with similar profiles. (A credit scoring model only uses information on the applicant that pertains to credit - it does not use certain characteristics like – race, color, religion, sex, national origin, handicap, or familial status in its calculation.) The scoring system awards points for each factor and considers income, monthly rent, and overall credit history to evaluate how credit worthy you are. If there is limited credit history available, income and rental history will be used to evaluate your application and additional deposits may be required.

If you are denied credit, the Equal Credit Opportunity Act requires that the creditor give you a notice that tells you the specific reasons your application was rejected or the fact that you have the right to learn the reasons if you ask within 60 days. If a creditor says you were denied credit because your are too near your credit limits on your charge cards or you have too many credit card accounts, you may want to reapply after paying down your balances or closing some accounts. If you are denied credit because of information from a credit report the Fair Credit Reporting Act requires the creditor to give you the name, address and phone number of the credit reporting agency that supplied the information. You should contact that agency to find out what your report said.

We do not discriminate on the basis of race, color, religion, sex, national origin, handicap, or familial status. All applicant(s) and co-signer(s) hereby consent to allow Our Company, itself or through its designated agents and its employees to obtain a consumer report and criminal record information, if applicable, on each of us and to obtain and verify each of our credit and employment information for the purpose of determining whether to lease a property to me / us. We also agree and understand that the Owner and its agents and employees may obtain additional consumer reports and criminal record reports, if applicable, on each of us in the future to update or review our account. Upon my/our request, owner will tell me / us whether consumer reports or criminal record reports were requested and the names and addresses of any consumer reporting agency that provided such reports.

