

RENTAL CRITERIA AND APPLICATION

RENTAL CRITERIA

These are the guidelines used in order to approve new tenants. If you believe that your situation allows for an exemption to the guidelines, please submit the request in writing with your application. Please be advised that the application fee is nonrefundable, because it is used to obtain the remaining information needed to determine applicant qualification. If an applicant does not meet the requirements they may be denied, or asked to pay additional deposits and/or months' rent in advance.

Any persons that will occupy the property over the age of 18 must be included on the application as applicant or co-applicant. Approval is based upon all occupants of the property.

Rental History:

- Positive twelve months verifiable rental history
- No evictions
- No balances due to other landlords

Employment History:

- Six months verifiable employment or income

Income requirements:

- Gross income (includes all applicants) must be a minimum of 2.5 times the rent amount. (Example: If rent was \$1000 then your combined income must be at least \$2,500 to qualify)

Credit requirements:

- No open bankruptcy (discharged bankruptcy will be based on re-established credit history)
- Established credit

Criminal Record:

- No criminal convictions within seven years

ID Required

- Government issued ID is required for all applicants

I have read and understand the rental criteria. I also understand that the application fee of \$25 per applicant is nonrefundable. I hereby authorize Olson Property to obtain a consumer report/background screening and authorize Olson Property to forward and disclose all or any portion of information contained in application or received through consumer report/background screenings for the purposes of qualifying applicants to previous landlords, employers, credit references or other relevant third parties and for the purposes of maintaining documentation to agency, broker, owner, landlord or other relevant third parties.

Screening services are done through CoreLogic SafeRent, 7300 Westmore Road, Suite 3 Rockville, MD 20850.

Applicants have the rights to obtain a free copy of the screening report used to determine eligibility. In the event of a denial or other adverse action, applicant has the right to dispute the accuracy of information appearing in the screening report.

Signature

Date

Signature

Date

Signature

Date

Signature

Date



RENTAL CRITERIA AND APPLICATION

RENTAL APPLICATION (EVERY OCCUPANT ABOVE THE AGE OF 18 MUST FILL OUT)

Personal Information

First Name: _____ Middle: _____ Last Name: _____

Email: _____ Phone: _____

Maiden Name or Alias: _____

DOB: _____ SSN: _____ ID #: _____

Rental History (must have positive twelve months verifiable rental history)

Current Address: _____

Time at address: _____ Rent Amount: _____ Contact #: _____

Previous Address: _____

Time at address: _____ Rent Amount: _____ Contact #: _____

Employment (must have six months verifiable employment or income, must be a minimum of 2.5 times the rent amount)

Employer: _____ Title: _____ Time at Employer: _____

Supervisor: _____ Contact #: _____ Monthly Income: _____

Previous Employer: _____ Title: _____ Time at Employer: _____

Supervisor: _____ Contact #: _____ Monthly Income: _____

Questions:

Yes No

Have you ever been evicted or asked to leave? _____

Have you ever refused to pay rent? _____

Have you been convicted of a crime in the last 7 years? _____

Are you a registered sex offender? _____

Have you ever filed bankruptcy?

Was your bankruptcy discharged? Yes ___ No ___

Are judgments, law suits, or bill collection proceedings against you? _____



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Personal References

Name: _____ Contact #: _____

Name: _____ Contact #: _____

Name: _____ Contact #: _____

Other Tenants (must list everyone to occupy property, anyone above 18 must fill out application)

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Animals (must list all to occupy property, will require an additional fee)

Breed: _____ Age: _____ Weight: _____ Name: _____

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LEASE TERMS

Property Location: _____

Length of the lease: _____ Lease start date (no more than 10 days): _____

Monthly Rent: _____ Application fee (nonrefundable \$35 per person) _____

Deposit (refundable): _____ Non Refundable Fee: _____

Pet Deposit (nonrefundable): _____

Utilities included in the Rent: Water Sewer Garbage None

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date

Applicant Signature Date

