

MERIDIAN'S BASIC RENTAL CRITERIA

Please read the following information on our rental qualifications and then complete the intake form before calling to schedule an appointment. For safety, in addition to the Intake Form, our office requests photo ID from all interested parties prior to the scheduled showing. If you have any questions, or concerns about providing certain information, please call or email our office.

MINIMUM AGE REQUIREMENT: 18 YEARS OLD

INCOME: Gross monthly income shall be equal to or greater than three times the monthly rental rate. This income requirement does not apply to Tax Credit Properties. Additional consideration will be given if applicant is debt free.

CREDIT HISTORY: All applications are processed through a professional screening company. Poor credit references may result in denial of residency. We are primarily considering the last two years' credit history.

EMPLOYMENT HISTORY: Six months to 1 year on current job. Applicant must demonstrate the ability to meet the income requirements above. Employment references may require copies of recent paycheck stubs.

RENTAL HISTORY: Non-family references of former rentals must be verified for the past 2 years. Negative rental history, evictions and/or past judgments will result in denial of residency.

CRIMINAL HISTORY: Criminal history or drug related offenses can result in denial of residency.

PETS: A \$200.00 NON REFUNDABLE pet FEE is required per pet with a maximum of two pets. Pets must be under 35 pounds or below 15 inches tall fully grown. A refundable pet deposit is also required. The refundable pet deposit, pet rent and number of pets allowed may vary per property. Pets are prohibited on some properties.

MAXIMUM OCCUPANCY PER UNIT SIZE

1 BR- 2 Persons 2BR-4 Persons 3BR-6 Persons

APPLICATION PROCESS & FEE: Upon choosing your new home, your leasing agent will then direct you to our online application that is available via our website. You will also be given a list of documents (mentioned above) needed to complete the approval process. The application fee is \$35.00 per person or \$45.00 for married applicants. Anyone over the age of 18 must fill out an application. Paper applications can be submitted as well. Application payments must be made payable to MERIDIAN.

CO-SIGNERS: Co-signers will be accepted in the absence of credit or residence history.

EQUAL OPPORTUNITY HOUSING: Meridian Realty & Property Management LLC supports its properties in accordance with the FAIR HOUSING ACT AND AMENDMENTS.

HELPFUL HINTS WHEN SEARCHING FOR A HOME WITH MERIDIAN....

- ✓ Security deposits must be paid in full in order to secure a home.
- ✓ Homes that are currently vacant can only be held for 2-3 weeks, depending on the home.
- ✓ Those seeking Section 8 assistance must provide documentation from case worker verifying voucher amount before showing.
- ✓ Our inventory changes daily, so be sure to keep checking our website for new listings! www.meridianpropertysolutions.com

Meridian Realty & Property Management LLC
204 W Linwood Blvd Kansas City MO 64111
P.O. Box 251 Lone Jack MO 64070
www.meridianpropertysolutions.com
Main Office: 816-463-3000

Meridian Realty & Property Management LLC
RENTAL APPLICATION
www.meridianpropertysolutions.com

Property Interested In: _____
Rental Rate: _____ Deposit Amount: _____
Move in Date: _____
Move in Specials: _____

APPLICANT INFORMATION (each applicant must complete separate application unless married)

Last Name _____ First Name _____ Middle _____

Maiden or Former _____

SSN (Social Security Number) _____ Date of Birth _____

Cell Phone _____ Work Phone _____ Email Address _____

SPOUSE

Last Name _____ First Name _____ Middle _____

Maiden or Former Names _____

SSN (Social Security Number) _____ Date of Birth _____

Cell Phone _____ Work Phone _____ Email Address _____

ADDITIONAL OCCUPANTS:

Name _____ Date of Birth _____ Social Security _____

Name _____ Date of Birth _____ Social Security _____

Name _____ Date of Birth _____ Social Security _____

RESIDENTIAL INFORMATION - (Include information for the last 3 years)

PRESENT ☐ Rent ☐ Own ☐ Family Dates There _____ Rent Amt _____

Street Address _____ Apt _____

City _____ State _____ Zip _____ Reason for moving _____

Apartment/Landlord Name _____ Phone _____

PRIOR ☐ Rent ☐ Own ☐ Family Dates There _____ Rent Amt _____

Street Address _____ Apt _____

City _____ State _____ Zip _____ Reason for moving _____

Apartment/Landlord Name _____ Phone _____

EMPLOYMENT/INCOME INFORMATION

APPLICANT Employer _____ Position _____ Monthly Gross Income _____

Address _____ City _____ State _____ Zip _____

Start Date _____ Supervisor Name _____ Supervisor Phone _____

SPOUSE Employer _____ Position _____ Monthly Gross Income _____

Address _____ City _____ State _____ Zip _____

Start Date _____ Supervisor Name _____ Supervisor Phone _____

OTHER INCOME

Source of Income _____ Monthly Gross Income _____

ADDITIONAL INFORMATION

Have you ever willingly refused to pay rent? ____ If so, to whom and why? _____

Have you ever been evicted? ____ If so, to whom and why? _____

Have you ever been arrested or convicted of a crime? ____ If so, where, when and what was the charge? _____

Name of Nearest Relative _____ Relationship _____ Phone _____

Emergency Contact _____ Relationship _____ Phone _____

PET INFORMATION

Breed _____ Age _____ Weight _____ Male/Female (please circle)

Breed _____ Age _____ Weight _____ Male/Female (please circle)

Failure to provide complete information, including daytime phone numbers for you and references will delay processing. **Incomplete applications will not be processed.**

This application must be signed by all adults who will occupy the home before it can be considered by the Landlord. Acceptance of this application, and any security deposit monies deposited herewith, is not binding upon Landlord until approved by Landlord in writing. If approved, all security deposit monies accepted with this application will be held as a reservation deposit to be either returned to the applicant or credited toward any deposit, which is required in order to take possession of the home.

If approved and the rental unit is held for applicant for more than 3 days, but the applicant withdraws the application, security deposit monies shall be forfeited to Landlord.

A non-refundable screening fee of \$35.00/\$45.00 will be collected to process this application.

This inquiry includes information as to your character, general reputation, credit and mode of living. The undersigned represents that the above statements are true, complete and accurate. By your signature below it is hereby acknowledged that as a part of our procedure for processing your application, an investigative consumer and credit report will be prepared whereby information is obtained through interviews with landlords, employers and others with whom you are acquainted, a credit check and criminal background report. You further acknowledge that additional consumer and criminal reports may be prepared in the future to update or review accounts. This application may be disapproved as a result of any misrepresentation or insufficient information as a result of an incomplete application.

Applicant Signature _____ Date _____

Spouse Signature _____ Date _____



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