

Initial _____
Initial _____
Initial _____

SPOUSE INFORMATION

Full name (exactly as on driver's license or govt. ID card) _____

Their street address: _____ DL # and state _____, _____

Former last names: _____ SSN _____

Birth date: ____/____/____

Present employer: _____ Work phone: (____) _____

Full Address: _____

Position: _____ Their gross monthly income: _____

Date job started: ____/____/____ Supervisor's name and phone: _____, (____) _____

OTHER OCCUPANTS

Name of all persons under 18, and other adults who will occupy the unit not signing the lease

Name: _____ Relationship: _____

DL or govt. ID card #: _____ Birth date ____/____/____ SSN: _____

Name: _____ Relationship: _____

DL or govt. ID card #: _____ Birth date ____/____/____ SSN: _____

Name: _____ Relationship: _____

DL or govt. ID card #: _____ Birth date ____/____/____ SSN: _____

APPLICANT/OCCUPANT VEHICLE(S)

List all vehicles to be parked by you, your spouse, or any occupants (including cars, trucks, and motorcycles)

Make and color of Vehicle: _____ Year: _____

License plate #: _____ State: _____

Make and color of Vehicle: _____ Year: _____

License plate #: _____ State: _____

Make and color of Vehicle: _____ Year: _____

License plate #: _____ State: _____

MISCELLANEOUS

Will you or any occupant have an animal? ____ Yes ____ No

Kind, weight, breed, age: _____

NOTE: There will be additional fees and/or deposits required for pets housed on premises.

In addition, all pets MUST be approved by management before being housed on premises.

Do you or does any occupant smoke? ____ Yes ____ No

Have you ever been evicted? ____ Yes ____ No

Have you ever broken a rental agreement? ____ Yes ____ No

EMERGENCY CONTACT INFORMATION

Emergency contact person over 18, who will not be living with you

Name: _____ Relationship: _____

Full Address: _____

Work phone: (____) _____ Home phone: (____) _____

AUTHORIZATION

I or we authorize Daniela Slavin to obtain reports from consumer reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information reported by employer(s) to any state employment security agency. Work history information may be used only for the Rental Application.

Applicant's Signature: _____ Date ____/____/____

Spouse's Signature: _____ Date ____/____/____

APPLICATION AGREEMENT

Application Fee (non-refundable): You will deliver to our representative an application fee in the amount indicated below. This fee represents our actual costs and our labor costs incurred in using a resident screening service or, if we conduct our own screening of residents. *It is non-refundable, if collected.*

Application Deposit (may or may not be refundable): In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below is required. The application deposit is not a security deposit but will be credited toward the required security deposit when the Lease Contract has been signed by all parties, OR it will be refunded if you are not approved, OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw the application.

Approval When Lease Contract is Signed in Advance. If you and all co-applicants have already signed the Lease Contract when we approve the application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract and then credit the application deposit toward the required security deposit.

Approval When Lease Contract Isn't Signed in Advance. If you and all co-applicants have not signed the Lease Contract when we approve the application, our representative will notify you (or one of you if there are co-applicants) of our approval sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit toward the required security deposit.

If You Fail to Sign the Lease Contract After Approval. Unless we authorize in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we give you our approval by mail. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this agreement.*

If You Withdraw Before Approval. You and any co-applicant may not withdraw your application or the application deposit. *If you or any co-applicant withdraws an application nor notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*

Contemplated Application. An application will not be considered complete and processed until all of the following have been provided to us: A separate application has been fully filled out and signed by you and each co-applicant, and application fee has been paid to us, and an application deposit has been paid to us.

Non-approval. We will notify you whether you've been approved within 10 days after the date we received a completed application. Your application will be considered disapproved if we fail to notify you of your approval within 10 days by mail or telephone. You must not assume approval until you receive actual notice of approval.

Refund After Non-approval. If you or any co-applicant is disapproved, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.

Notice to or from Co-applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

Keys or Access Devices. We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.

<u>Receipt.</u> Application fee (non-refundable)	\$	25.00
Application Deposit (may or may not be refundable)	\$	_____
Total of application fee and deposit	\$	_____
Total amount of money we've received to this date	\$	_____

Signature. Our representative's signature is consent only to this application agreement. It does not bind us to accept application or to sign the proposed Lease Contract.

Initial _____
Initial _____
Initial _____

ACKNOWLEDGEMENT

You declare that all statements made on this application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of you legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

Screening Service Any tenant screening performed by us or at our request may involve background checks of all potential residents and occupants including: credit, criminal history, and other information. You have the right to dispute the accuracy of the screening results with the entity that performed the screening. The name of the entity performing any tenant screening services is: *Daniela Slavin*

Applicant's Signature: _____ Date ____/____/____

Spouse's Signature: _____ Date ____/____/____

Owner or Owner's Representative: _____ Date ____/____/____

COMPLETED LEASE CONTRACT INFORMATION

Names of all residents who will sign the Lease Contract

Name of Owner/Lessor: _____

Property name and type of dwelling (bedrooms/baths)

Complete

Address: _____

Names of all other occupants not signing Lease Contract

Total number of residents and occupants _____

Our consent necessary for guests staying longer than 14 days

Beginning date and ending date of Lease Contract

Number of days notice for termination: 30 Days

Total security deposit \$ _____ Pet deposit \$ _____ Pet Fee \$ _____

of keys for unit _____; Other _____

Total monthly rent for dwelling unit \$ _____

Rent to be paid at:

Property manager's place of work: 401 Main Street, Suite 2 OR at PO Box 201, Carmen, ID 83462

Prorated rent for 1st month: \$ _____

Monthly rental due date: 1st

Late charge date: 5th

Initial late charge: \$ 25.00;

Daily late charge: \$ 5.00

Returned check charge: \$ 35.00

Animal violation charges:

Initial: \$100.00

Daily: \$10.00

(Check one) _____ unfurnished _____ furnished

Your move-out notice will terminate Lease Contract on:

(Check one) _____ last day of month _____ exact day designated in move out notice

Initial _____

Initial _____

Initial _____

FOR OFFICE USE ONLY

Apt. Name and dwelling address: _____ Unit #/Type: _____

Person accepting application: _____

Person processing application: _____

Date _____ that applicant or co-applicant was notified by ___ telephone ___ letter, or ___ acceptance or ___ non-acceptance

Name of person who was notified (at least one applicant must be notified if multiple applicants) _____