

# RENTAL APPROVAL CRITERIA

1. Applicant(s) must be 18 years or older.
2. Rent cannot exceed 30% of the applicants' gross monthly income.
3. Applicant(s) must have valid Social Security or Tax ID number.
4. Applicant's income must be verifiable.
5. Applicant(s) must have good references from previous landlord.
6. Applicant(s) must have photo identification.
7. **If everything checks out ok, you will need the 1<sup>st</sup> month's rent plus an equal amount for the deposit.**

## **A double deposit equal to two times the rent is required if you:**

1. Have no rental references.
2. Have unpaid collections, other than medical.
3. Have a discharged bankruptcy.

## **You will be declined if:**

1. You have had an eviction.
2. You have had an adverse report from a previous landlord because of unpaid rent and/or damages.
3. You have a felony on your record.
4. You have an open bankruptcy.

**All adults that will occupy a rental unit must have a Credit and Criminal check done. This is done through Rental Research for applicants @ \$40.00 each.**

If verification is conditioned on going through online services requiring us to use credit card for additional fees, prospective applicant is aware they will be required to pay additional fee prior to processing.

Rental Research phone # is 1-800-654-4936



# RENTAL RESEARCH INC.

## Rental Application



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Applicant Name \_\_\_\_\_ SS# \_\_\_\_\_ Date Birth \_\_\_\_\_  
 CO-Applicant \_\_\_\_\_ SS# \_\_\_\_\_ Date Birth \_\_\_\_\_  
 Applicant Driver Lic # \_\_\_\_\_ CO-App Driver Lic # \_\_\_\_\_  
**ADDRESS** \_\_\_\_\_ Unit # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Home Phone \_\_\_\_\_ Monthly Rent/Pay \$ \_\_\_\_\_ Apt Complex Name \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_  
**Cell Phone** \_\_\_\_\_ **E mail** \_\_\_\_\_ Co-App Cell \_\_\_\_\_  
 Landlord or Mortgage Company \_\_\_\_\_ Day Phone \_\_\_\_\_ Night Phone \_\_\_\_\_  
 Landlord or Mortgage Co Cell, Fax or E-Mail \_\_\_\_\_  
**PREVIOUS ADDRESS** \_\_\_\_\_ Unit # \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Rent \_\_\_\_\_ Own \_\_\_\_\_ Apt Complex Name \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_ Monthly Rent/Pay \$ \_\_\_\_\_  
 Landlord or Mortgage Co. \_\_\_\_\_ Day Phone \_\_\_\_\_ Night Phone \_\_\_\_\_  
 Landlord or Mortgage Co Cell, Fax or E-Mail \_\_\_\_\_  
 Cars/Trucks Make \_\_\_\_\_ Lic # \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_ Make \_\_\_\_\_ Lic # \_\_\_\_\_ State \_\_\_\_\_ Color \_\_\_\_\_  
 Other Vehicles ( Car,Truck, Boat, Motorcycle) \_\_\_\_\_ Describe Pets \_\_\_\_\_

**Name of Employer** \_\_\_\_\_ Phone \_\_\_\_\_ Monthly Gross \$ \_\_\_\_\_ How Long ? \_\_\_\_\_  
 Job Title \_\_\_\_\_ Full Time? Yes \_\_\_\_\_ No \_\_\_\_\_ Supervisor \_\_\_\_\_  
 Employers' Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
**CO-App Employer** \_\_\_\_\_ Phone \_\_\_\_\_ Monthly Gross \$ \_\_\_\_\_ How Long ? \_\_\_\_\_  
 Job Title \_\_\_\_\_ Full Time ? Yes \_\_\_\_\_ No \_\_\_\_\_ Supervisor \_\_\_\_\_  
 Employers' Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Personal Reference \_\_\_\_\_ Relationship \_\_\_\_\_ Phone \_\_\_\_\_  
 List all other persons to occupy unit \_\_\_\_\_ Why are you moving? \_\_\_\_\_  
 Have you ever been convicted of a Criminal Offense? Yes \_\_\_\_\_ No \_\_\_\_\_ If Yes please explain \_\_\_\_\_  
 Have you ever been convicted of or pleaded guilty or "no contest" to a misdemeanor or felony involving sexual misconduct (whether or not resulting in a conviction)? Yes \_\_\_\_\_ No \_\_\_\_\_ Have you ever been evicted? Yes \_\_\_\_\_ No \_\_\_\_\_  
**IN CASE OF EMERGENCY PLEASE NOTIFY:** \_\_\_\_\_ Phone \_\_\_\_\_

**CORRECT INFORMATION** - Applicant/s represents that all of the above statements are true and complete. Applicant/s acknowledges that giving false information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of deposits and may constitute a criminal offense under the laws of this State.Applicant/s understands they acquire no rights in the rental unit until a Holding/Security Deposit is paid when requested by the Landlord/Manager.

**Member Instructions**

Account type:(circle one) Certified, PF, Limited

RRI ACCOUNT # \_\_\_\_\_ Phone \_\_\_\_\_  
 Contact Person \_\_\_\_\_ FAX \_\_\_\_\_  
 E-Mail \_\_\_\_\_ End User Name \_\_\_\_\_  
 Type of Report: FastBack \_\_\_\_\_ FastBack PF \_\_\_\_\_ DataBack \_\_\_\_\_  
 DataBack Plus \_\_\_\_\_ WriteBack \_\_\_\_\_ WriteBack PF \_\_\_\_\_ QuarterBack \_\_\_\_\_  
 QuarterBack PF \_\_\_\_\_ FullBack \_\_\_\_\_ FullBack PF \_\_\_\_\_ FullBack Plus \_\_\_\_\_  
 FullBack Plus PF \_\_\_\_\_ Credit File on Co-Applicant? Yes \_\_\_\_\_  
 Criminal Search on Applicant? Yes \_\_\_\_\_  
 Criminal Search on CO-Applicant? Yes \_\_\_\_\_ Credit Score .... Yes \_\_\_\_\_  
 \*\*\*Prices Subject to Change without Notice                      app\_ltr 4 5/08

**Notice to Applicant/s.....**You are being charged a **NON-REFUNDABLE FEE** for screening your application. Screening may include calling your employer/s, references, current and former Landlords, financial institutions, a credit report, checking Public Records, and verifying information on the application. If you are denied tenancy based on information reported you have the right to dispute it by contacting Rental Research Inc. By signing this application you authorize the screening process and acknowledge a copy of this notice.

**Signature:** \_\_\_\_\_ Date \_\_\_\_\_  
**Co-Signature:** \_\_\_\_\_ Date \_\_\_\_\_

**Address of rental unit being applied for:** \_\_\_\_\_

## RELEASE OF INFORMATION AUTHORIZATION

I, \_\_\_\_\_, hereby authorize  
\_\_\_\_\_, to release information to Reward Intl Real  
Estate.

Verification of employment:

1. Is \_\_\_\_\_ currently employed with your  
company? YES/NO
2. Does he/she earn at least \$\_\_\_\_\_per month? YES/NO
3. Does continuing employment look promising with your company?  
YES/NO

Rental History Verification

1. Address of unit occupied \_\_\_\_\_
2. Dates the above named tenant rented from you  
\_\_\_\_\_ to \_\_\_\_\_
3. Was the rent paid on time and in full? \_\_\_\_\_
4. Was the unit left in good condition? \_\_\_\_\_
5. Would you rent to this tenant again? \_\_\_\_\_

Other:

Applicant/Co-Applicant hereby authorize the landlord and/or agents to  
verify/clarify information found on credit reports, criminal background,  
unlawful detainer, prior eviction information, past tenancy report and  
employment information.

\_\_\_\_\_  
*Applicant's Signature* SSN \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_  
*Property Manager*

*Prepared by:*  
Reward Intl Real Estate  
10118 US HWY 12  
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360.273.3333 **office**  
360.273.5586 **fax**