

Premier Property Management, Inc.

Rental Application Form

Applications may returned [not by mail] to: 4420 St. John's Road Ste E Vancouver, WA 98661 - \$45.00 application fee per adult** - **SEE REVERSE FOR MORE INFO

APPLICANT INFORMATION

APPLICATION DATE _____ DESIRED MOVE-IN DATE: _____ ADDRESS OF PROPERTY: _____ APPLICATION FEE \$ _____

APPLICANT #1 FIRST NAME MI LAST NAME (PLEASE PRINT) SOCIAL SECURITY NUMBER DRIVER'S LICENSE NO. STATE DATE OF BIRTH

APPLICANT #1 CELL PHONE APPLICANT #1 HOME PHONE APPLICANT #1 WORK PHONE APPLICANT #1 EMAIL ADDRESS

SPOUSE OR APPLICANT #2 FIRST NAME MI LAST NAME (PLEASE PRINT) SOCIAL SECURITY NUMBER DRIVER'S LICENSE NO. STATE DATE OF BIRTH

APPLICANT #2 CELL PHONE APPLICANT #2 HOME PHONE APPLICANT #2 WORK PHONE APPLICANT #2 EMAIL ADDRESS

LIST NAMES AND AGES OF ALL OTHER PERSONS TO OCCUPY UNIT

FIRST NAME LAST NAME (PLEASE PRINT) RELATIONSHIP AGE

FIRST NAME LAST NAME (PLEASE PRINT) RELATIONSHIP AGE

FIRST NAME LAST NAME (PLEASE PRINT) RELATIONSHIP AGE

FIRST NAME LAST NAME (PLEASE PRINT) RELATIONSHIP AGE

LIST ALL PETS

NUMBER TYPE BREED, WEIGHT AND AGE

NUMBER TYPE BREED, WEIGHT AND AGE

HAVE YOU EVER BROKEN A LEASE OR BEEN EVICTED FROM ANY TYPE OF HOUSING (IF YES, USE THE BACK OF THIS FORM TO EXPLAIN) **YES** **NO**

HAVE YOU EVER BEEN CONVICTED OF A **FELONY** OR A **MISDEMEANOR** (IF YES, USE THE BACK OF THIS FORM TO EXPLAIN) **YES** **NO**

HAVE YOU EVER FILED FOR BANKRUPTCY? YES NO IF SO, WHAT DATE? _____

WHY ARE YOU VACATING PRESENT PLACE OF RESIDENCE? _____

PRESENT ADDRESS CITY STATE ZIPCODE HOW LONG \$ MONTHLY RENT

PRESENT LANDLORD NAME LANDLORD ADDRESS CITY STATE ZIPCODE LANDLORD PHONE NO.

FORMER ADDRESS CITY STATE ZIPCODE HOW LONG \$ FORMER MONTHLY RENT

FORMER LANDLORD NAME LANDLORD ADDRESS CITY STATE ZIPCODE LANDLORD PHONE NO.

AUTOMOBILES (PRIVATE AND COMPANY) AND ALL OTHER VEHICLES TO BE KEPT AT THIS ADDRESS

YEAR MAKE MODEL COLOR LICENSE NO. STATE

YEAR MAKE MODEL COLOR LICENSE NO. STATE

OTHER VEHICLE'S DESCRIPTION & LICENSE NO: _____

EMPLOYMENT INFORMATION

APPLICANT #1 -- PRESENT EMPLOYMENT FIRM NAME POSITION HOW LONG \$\$ TAKE HOME PAY

APPLICANT #1 -- PRESENT EMPLOYMENT ADDRESS CITY STATE ZIPCODE FIRM PHONE NO.

APPLICANT #1 -- FORMER EMPLOYMENT FIRM NAME POSITION HOW LONG \$\$ TAKE HOME PAY

APPLICANT #1 -- FORMER EMPLOYMENT ADDRESS CITY STATE ZIPCODE

SPOUSE OR APPLICANT #2 -- PRESENT EMPLOYMENT FIRM NAME POSITION HOW LONG \$\$ TAKE HOME PAY

SPOUSE OR APPLICANT #2 -- PRESENT EMPLOYMENT ADDRESS CITY STATE ZIPCODE FIRM PHONE NO.

SPOUSE OR APPLICANT #2 -- FORMER EMPLOYMENT FIRM NAME POSITION HOW LONG \$\$ TAKE HOME PAY

SPOUSE OR APPLICANT #2 -- FORMER EMPLOYMENT ADDRESS CITY STATE ZIPCODE FORMER FIRM PHONE

\$\$ OTHER INCOME OTHER INCOME SOURCE \$\$ OTHER INCOME OTHER INCOME SOURCE

CREDIT INFORMATION

APPLICANT #1 CHECKING ACCOUNT NO. BANK NAME BRANCH NAME & ADDRESS CITY STATE ZIPCODE

APPLICANT #2 CHECKING ACCOUNT NO. BANK NAME BRANCH NAME & ADDRESS CITY STATE ZIPCODE

PERSONAL REFERENCES

1. NAME PHONE ADDRESS CITY STATE ZIPCODE

2. NAME PHONE ADDRESS CITY STATE ZIPCODE

APPLICANT STATEMENT AND AUTHORIZATION

By signing below, I/we state all information given is true and accurate. I/we hereby authorize PPM to contact my/our current and previous landlords and further authorize those companies and/or persons and their agents to answer all of the questions posed in this verification report by Premier Property Management, Inc. (PPM). I/we further agree to hold harmless and indemnify said current or previous landlords - named above - and PPM, from any and all liability from any alleged damage that may result from this request and the furnishing of information to PPM. I/we further authorize PPM to conduct other inquiries as needed including credit checks, criminal background checks, employment verifications, eviction histories, and/or any additional inquiries PPM may need to make. I/we acknowledge that this information will be collected and used solely for the purpose of determining rental eligibility and that any/all application fees are non-refundable. By signing below, I/we also acknowledge that we have read and understand the requirements and criteria on the reverse of this application.

APPLICANT #1 SIGNATURE & DATE

SPOUSE OR APPLICANT #2 SIGNATURE & DATE

Premier Property Management, Inc.

800 NE Tenney Road Ste. 110/127 Vancouver, WA 98685
360.546.1554 (Phone) | 360.546.1154 (Fax)

Return Applications to: 4420 NE St. John's Road Ste. D - Vancouver, WA 98661

Rental Application Process, Requirements, & Criteria:

Our application fee is \$45.00 per adult (18 years or older), unless filing jointly as a married couple or domestic partnership/civil union, which requires only a \$60.00 joint application fee. Our application process checks credit history, rental history, criminal background, and eviction records. Employment and income will be verified as will personal and/or credit references. Applications that do not meet our requirements will be denied. **Properties are not "held" or "reserved" for applicants until an Application is approved AND a Holding Deposit is made.** All applications submitted will be reviewed for Approval; they are not considered on a first come, first serve basis. Denied applicants do have the right to dispute the validity of information obtained through consumer reporting agencies and third parties for the application process pursuant to applicable state and federal laws. Copies of proof of income and each applicant's valid State Issued Identification are needed. Our application requirements and criteria are as follows:

INCOME REQUIREMENTS:

- Applicants for any of our properties are required to make three (3) times the rent amount in their gross monthly income (before taxes). Roommates are required to each make three (3) times the rent price in their gross monthly income unless they can provide rental references showing the roommates have lived together for at least one (1) year and have paid rent on time at that property during the duration of their residency.

CREDIT HISTORY:

- Satisfactory credit is needed and required in order for applicants to be approved. FICO® Credit Score information is not used in determining satisfactory credit; however, individual account ratings are used to determine credit status. Additionally, negative accounts which are related to medical or student loan debt are not factored into the approval process and will not be held against the applicant(s).
- Negative items in an applicant(s)'s credit report may affect your application. Collections and negative accounts related to rental debt will negatively affect applications (i.e. unpaid utilities, unpaid monies to landlord, etc.).
- Bankruptcies will not cause immediate denial of an application. We require that any bankruptcy records are at least one (1) year old and that all bankruptcies have been discharged. Bankruptcies that have not been discharged and/or are less than a year old may result in the denial of the rental application. We do require that the applicant has reestablished some form of reviewable credit after the discharge occurred.

RENTAL HISTORY:

- Positive rental history is needed in order for applications to be approved. We look for at least two (2) years of verifiable rental history from a non-relative, in which each applicant was a party to and was named on the applicable lease/rental agreement. Lack of rental history does not necessarily deny an application; it may require additional security funds to be paid in order for the applicant to be granted approval.
- Negative rental history/references will negatively affect your rental application. Additionally, eviction records found for any applicant will result in the denial of the application.

CRIMINAL BACKGROUND:

- Applicants found to have any felony record (convicted, pled guilty, or no contest) regarding to murder or a sexually related crime will result in the immediate denial of the application, no matter how long ago the incident occurred. Applicants found to have Class "A" or Class "B" felony records not related to murder or a sexually related crime (convicted, pled guilty, or no contest) within the last ten (10) years will result in the immediate denial of the application. Applicants found to have Class "C" felony records not related to murder or a sexually related crime within the last three years will result in the immediate denial of the application. Felony Class types are established by the Legislature of the State in which the crime and subsequent conviction occurred.
- Applicants found to have misdemeanor records (convicted, pled guilty, or no contest), related to assault/battery, drugs, weapons, or sexual charges may result in the denial of the rental application.

EVICTION HISTORY:

- Applicants found to have an eviction* record will result in the immediate denial of the rental application.
* [Evictions are known as "unlawful detainer" in the State of Washington and are defined by RCW 59.12.030 et.seq.]

EMPLOYMENT HISTORY & INCOME VERIFICATION:

- Applicants must be able to prove stable employment and/or income. Stable employment of at least one (1) year with current employer is required. Paycheck stubs for the last two (2) pay periods will provide proof of income. Applicants must also provide valid contact information for their employer to allow for further employment verification.
- Self-employed applicants will need to provide bank statements and/or copies of last year's federal tax return to prove income.
- All other forms of income including but not limited to: child support, housing vouchers, DSHS benefit payments, pension/retirement income, Social Security income, etc. must be proven and verified. Please provide copies of statements, award letters, check stubs, and/or benefit statements.

PET POLICY:

- Most of our properties allow for one small pet (cat or dog), weighing 25lbs or less. There is a non-refundable pet fee of \$200.00 per pet, which must be paid before move in.
- Our properties are further restricted by following dog breeds which are not accepted: Bull Terriers, Rottweilers, Chows, Saint Bernards, Doberman Pinschers, Great Danes, Pit Bulls, and Mastiffs. Additionally, any other dogs deemed to be aggressive will not be accepted.
- Ferrets, snakes, reptiles, and all other exotic pets are not allowed at any of our properties.

IMMEDIATE DISQUALIFICATION & USE RESTRICTIONS:

- Any falsified statements or false information made on the application will result in the immediate denial of the application. Additionally, any felony or evictions records found will result in the immediate denial of the application.
- Our rental homes are limited solely to residential use. No businesses may be operated in any of our rental homes.