

Summit Property Management

2999 N. Lakeharbor Lane Ste 202

Boise, Idaho 83703

www.spmidaho.com

Thank you for your interest in our available property. Please read over the following papers and sign and return with the completed application attached along with any other documents (I.E. paystubs, ID's etc) necessary to complete your application in a timely manner for you.

General Requirements

1. Positive identification with a picture will be required.
2. Each applicant 18 or older must complete an application and pay the non-refundable credit/screening fee of 30.00 per adult and be approved to reside in the rental property.
3. All Applicants who are not citizens of the United States must provide acceptable proof of U.S. legal permanent resident status, legal conditional resident status or legal presence in the U.S. Documents presented as proof must be original; photocopies are not acceptable.
4. All Applicants must be able to enter into a legal and binding contract.
5. Incomplete, inaccurate or falsified information will be grounds for denial and termination Of tenancy. (It is the sole responsibility of the applicant (s) to provide required documentation and ensure that verification (whether verbal or written) can be obtained.
6. Security Deposits are due within 24hrs of application approval and will hold the rental for up to two weeks at which time you must take possession and rent begins.
- 7.
8. Credit Requirements
 9. 1. Summit Property Management will obtain a consumer credit report for each applicant
 10. 2. Credit reports supplied by applicants will not be accepted.
 11. 3. Credit history will be weighed in conjunction with all other rental criteria. Summit Property Management reserves the right to deny any applicant based solely on a history of delinquent credit activity.
 12. 4. Discharged bankruptcies will be considered.
 13. 5. Collections for utilities will be considered ground for denial (unless applicant(s) can provide proof that said collection has been paid in full and within 24hrs of notification.
 14. 6. If you or any other applicant has lack of credit history additional deposit may be required.
 15. CREDIT SCORE POLICY:
 16. In order to determine credit worthiness, the applicant's FICO credit score will be obtained. Approval or denial of credit history will be based on the following criteria. (Your credit score cannot be released to you.)
 17. Acceptable credit : 650-800 = Approval at advertised deposit amount
 18. Marginal Credit: 571-650 = Approval at advertised deposit amount
 19. Negative Credit: 500-570 —Approval at advertised deposit amount plus an additional deposit equal to half a month rent.
 20. Unacceptable Credit: 499- Application will be denied (also a high delinquency showing on credit will also deny an application)
 21. Income Requirements

22. I. 2.5 times the rent is required either on one's own or combined if more than one applicant
23. 2. 2 most current paystubs per applicant to show proof of qualifying income or if self employed you will be required to show 2 yrs of previous tax returns. (unemployment, grants/loans and social security, trust accounts etc must also be provided as proof if using to meet income requirements)
24. 3. You may be denied if your source of income cannot be verified.
25. Rental History
26. 1. Verifiable rental history or home ownership
27. 2. Proper notice given to current or previous landlords
28. 3. No Judgments from a housing provider
29. 4. No outstanding balance owed to a housing provider regardless of reason
30. 5. NO outstanding money owed to a landlord or Property Management Company
31. 6. No Evictions
32. Criminal Record Criteria
33. I. Upon receipt of the rental application and screening fee, landlord shall conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of any crime.
34. 2. Any arrests or convictions for felonies involving drug-related crimes, weapons charges, obscenity and related violations, prostitution, sex crimes and or child sex crimes shall be grounds for denial.
35. 3. Open criminal cases in the above categories or outstanding warrants for any felony or misdemeanor will result in the denial of your application.
36. Deposits
37. I. Based on factors obtained during the screening process, deposits start at the advertised price unless additional is required after the screening process.
38. 2. Security deposits are due 24hrs after notification of an approval of application(s) and is nonrefundable if you fail to occupy the rental premises.
39. 3. Any additional deposits are payable on the day of move-in
40. 4. All move in monies must be in two separate checks , cashier's checks or money orders at time of move in. (rent money/deposits) once monies have been received and paperwork completed keys will then be provided.
41. Pet Policy
42. 1. Service and companion animals are not classified as pets and are exempt from certain requirements. (please note that proper documentation is required with the completed application at the time you are turning it in.) Please see management for requirements.
43. 2. Policies on domestic pets vary from home to home. Certain owners do not permit pets, while other owners may permit only a specific type of pet. Contact the office to determine what pets if any are allowed for the property in which you are applying.
44. 3. A picture of the pet is required prior to approval. **MUST BE SUBMITTED WITH YOUR APPLICATION.**
45. 4. Summit Property Management does not allow any animal whether exotic or domestic that is considered to be lethal or deadly.
46. 5. All animals must conform to local ordinances.
47. 6. A Refundable Additional Deposit Per Pet is required for each of the following .
48. CATS-LIMIT 2
49. DOGS-LIMIT 2
50. BIRDS-LIMIT 2 (CHICKENS, DUCKS AND DOMESTIC FOWL EXCLUDED)

51. 7. Due to Insurance Limitations, the following breeds or evidence of these breeds in their lineage are restricted:

52. Pit bull, Rottweiler, Chow Chow, Doberman Pincher, German Sheppard, American Staffordshire Terrier, Mastiff, Akita, bull Mastiff, Husky, Presa Canario, Malamute, Coyote, Wolf, Dingo, American Bulldog.

53. 8. Pet policies are strictly enforced and any breach will be grounds for termination of your lease.

54. 9. Tenants will be evicted for misrepresenting the breed of their dog or for the possession of poisonous, dangerous, illegal pets or endangered species.

55. 10. All birds must be confined in cages and not allowed to reside outside their cage.

56. 11. No ferrets, rodents, or other mammals in the weasel family are permitted as pets.

57. 12. Fish tanks and Aquariums greater than a 10 gallon capacity are not permitted.

58. Additional Information

59. I. Lease signings are by appointment only and must be arranged in advance.

60. 2. All our properties are Non-smoking.

I have read, understand and agree to abide by the qualifications for the application process. I understand that if my application is not approved I will forfeit my application fee. I hereby affirm that I have read and reviewed a copy of the Rental Criteria and application. I understand that a signed, executed copy of the Lease Agreement and Addendums will be given to me upon taking occupancy. Upon signing lease tenants will pay \$65.00 for documentation preparation fee due at time of move in with all rent monies.

Applicant _____

date _____

Applicant _____

date _____

TENANT APPLICATION FORM

Property Information

Address:	Rent \$	Deposit \$
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Applicant History

Applicant's Full Name (Last, First, Middle Initial) Jr/Sr	Date of Birth	Social Security Number	Drivers License #
Phone # (Home)	Phone # (Work)	Email:	
Name of Co-Applicants (Separate Application required for each Co-Applicant) (Last, First, Middle Initial)		(Last, First, Middle Initial)	

Applicant's Present Address	City	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House
Present Landlord's Name	Address	City	Zip Phone #

Applicant's Prior Address	City	Zip	Dates: From - To
Monthly Payment \$	<input type="checkbox"/> Rent <input type="checkbox"/> Own		<input type="checkbox"/> Apartment <input type="checkbox"/> House
Prior Landlord's Name	Address	City	Zip Phone #

Proposed Occupants

1 - (Last, First, Middle Initial)	Date of Birth	3 - (Last, First, Middle Initial)	Date of Birth
2 - (Last, First, Middle Initial)	Date of Birth	4 - (Last, First, Middle Initial)	Date of Birth
Does Applicant or any Proposed Occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no			
Do you own a pet? <input type="checkbox"/> yes <input type="checkbox"/> no Number of pets: _____ Type: _____			

Employment

Current Employer (if self-employed, name of business) Business Address			
Position	Type of Business	Dates: From - To	Monthly Income
Supervisor	Supervisor Phone	Other Income \$	Source

Prior Employer (if self-employed, name of business) Business Address			
Position	Type of Business	Dates: From - To	Monthly Income
Supervisor	Supervisor Phone	Other Income \$	Source

Financial Info

Checking: bank and branch (include City/State)	Account #
Savings: bank and branch (include City/State)	Account #
Have you ever filed bankruptcy? <input type="checkbox"/> yes <input type="checkbox"/> no County/State where filed: _____ What year? _____	
Have you or any proposed occupant ever:	
Been convicted of a felony? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	
Been evicted from a rental? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	
Defaulted on a lease? <input type="checkbox"/> yes <input type="checkbox"/> no Describe: _____	

TENANT APPLICATION FORM (continued)

Applicant Name

Applicant's Full Name (Last, First, Middle Initial) Jr/Sr _____

Personal Info

In case of emergency, please notify: (local name, address & phone number)

Relationship: _____

Auto Make _____

Model _____

Year _____

License # _____

State _____

Reason for relocation? _____

Do you have renter's insurance? yes no

Consent to Verification of Credit and Other Information

I warrant, to the best of my knowledge, all of the information provided in this Application is true, accurate, complete and correct as of the date of this Application. If any information provided by me is determined to be false, such false statement will be grounds for disapproval of my Application or termination of my Lease with Owner.

I understand and agree: (i) this is an application to rent only and does not guarantee that I will be offered the Property, and (ii) Landlord or Manager or Agent may accept more than one application for the Property and, using their sole discretion, will select the best qualified applicant. I hereby authorize the Landlord or Manager or Agent to verify the information provided and obtain a credit report on me.

Applicant's Signature: _____ Date: _____

Receipt for Application Screening Fee

To Be Completed by Landlord, Manager or Agent

Applicant has paid a nonrefundable screening fee of \$ _____, applied as follows: \$ _____ for credit reports, \$ _____ for processing and verifying screening information (may include staff's time and related costs), and \$ _____ for other out of pocket expenses.

The Applicant has read the foregoing and acknowledges receipt of a copy:

Applicant's Signature: _____ Date: _____

The undersigned has received the screening fee indicated above.

Landlord, Manager, or Owner Signature: _____ Date: _____



TENANT DISCLOSURE AND RELEASE

In connection with my tenant application with you, I understand that consumer reports which may contain public record information may be requested from StarPoint Screening, Pensacola, Florida. These reports may include the following types of information: names and dates of previous employers, public records, credit data, bankruptcy proceedings, eviction and criminal records, etc., from federal, state and other agencies which maintain such records.

I AUTHORIZE WITHOUT RESERVATION, ANY PARTY OR AGENCY CONTACTED BY STARPOINT TO FURNISH THE ABOVE-MENTIONED INFORMATION.

I hereby authorize procurement of consumer report(s). If approved as a tenant, this authorization shall remain on file and shall serve as ongoing authorization for you to procure consumer reports at any time during my contract period.

Print Name

Social Security No.

Maiden / Other Names Used

Current Address (Street)

City, State, Zip Code

Date of Birth

Signature

Date