

Date: _____

Rental Application

Separate application required from each applicant age 18 or older.

THIS SECTION TO BE COMPLETED BY LANDLORD

Address of Property to Be Rented: _____

Amounts Due Prior to Occupancy

First month's rent.....	\$	_____
Security deposit.....	\$	_____
Application fee.....	\$	_____
Other (specify):.....	\$	_____
Total.....	\$	_____

Application

Full Name-include all names you use(d): _____

Home Phone: () _____ Work Phone () _____

Cell Phone: () _____ Birthdate: _____

Social Security Number: _____ Driver's License Number/State: _____

Vehicle Make: _____ Model: _____ Color: _____ Year: _____

License Plate Number/State: _____

Additional Occupants

List everyone, including children, who will live with you:

<u>Full Name</u>	<u>Relationship to Applicant</u>
_____	_____
_____	_____
_____	_____
_____	_____

Rental History

Current Address: _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord/Manager: _____ Landlord/Manager's Phone: () _____

Previous Address: _____

Landlord/Manager: _____ Landlord/Manager's Phone: () _____

Previous Address: _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord/Manager: _____ Landlord/Manager's Phone: () _____

Employment History

Name and Address of Current Employer: _____
_____ Phone: () _____

Name of Supervisor: _____ Supervisor's Phone: () _____

Dates Employed at This Job: _____ Position or Title: _____

Name and Address of Previous Employer: _____
_____ Phone: () _____

Name of Supervisor: _____ Supervisor's Phone: () _____

Dates Employed at This Job: _____ Position or Title: _____

Income

1. Your gross monthly employment income before deductions: _____ \$ _____

2. Average monthly amounts of other income (specify sources): _____ \$ _____

TOTAL: _____ \$ _____

Credit and Financial Information

Bank Institution _____ Branch _____

Miscellaneous

Describe the number and type of pets you want to have in the rental property: _____

Describe water-filled furniture you want to have in the rental property: _____

Do you smoke? ___ yes ___ no

Have you ever: Filed for bankruptcy? ___ yes ___ no

Been sued? ___ yes ___ no

Been evicted? ___ yes ___ no

Been convicted of a crime ___ yes ___ no

Explain any "yes" listed above:

References and Emergency Contact

Personal Reference:

Relationship:

Address:

Phone: ()

Personal Reference:

Relationship:

Address:

Phone: ()

Contact in Emergency:

Relationship:

Address:

Phone: ()

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any false or incomplete statement in this application. I authorize verification of the information provided in this application from my credit sources, credit bureaus, current and previous landlords and employers, and personal references.

Date

Applicant

Notes (Landlord/Manager:)

Twin Falls Rentals, Inc. Statement of Rental Policy

How do I Know if I Qualify?

1. **We are an Equal opportunity housing provider.** We Fully comply with the federal Fair housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. We also comply with all state and local fair housing laws.
1. **Availability policy.** Properties become available when they are ready to rent. A vacant property will not be deemed available until it has been cleaned, and prepared for a new resident.
2. **Occupancy guidelines.** To prevent overcrowding and undue stress on plumbing and other building systems, we restrict the number of people who may reside in a property. In determining these restrictions, we adhere to all applicable fair housing laws. We allow two persons per bedroom plus one additional person per property. For example, a one-bedroom property could house three people, and a two-bedroom property could house as many as five.
3. **Application process.** We evaluate every property application in the following manner. You must submit a rental application, \$10.00 application fee, and answer all questions on the form. An incomplete application will not be processed. We will determine whether, from your responses to the application questions, you qualify for the property you are applying for. If you do not, we will reject your application without written notification to you. If you do, we will check your credit report, criminal history, and employment and rental references to confirm that they meet our rental criteria. If you meet our criteria, we will approve your application. This process takes one to two hours. We will rent available property to applicants in the order that their applications are approved.
4. **Rental criteria.** To qualify for a property through Twin Falls Rentals, Inc., you must meet the following criteria:
 - a. **Income.** Your monthly income must be at least three times the monthly rent. You must be able to prove at least one year of employment immediately preceding the date of your application. If you have been a full-time student at any time within the past year, we will require you to have your lease guaranteed if you are unemployed, you must provide proof of a source of income.
 - b. **Rental History.** You must have satisfactory rental references from at least two prior landlords. If you have ever been evicted or sued for any lease violation we can reject your application.
 - c. **Credit History.** Your credit record must currently be satisfactory. If your credit history shows any unpaid debts, we can reject your application.
 - d. **Criminal history.** If you have ever been convicted of a felony, we will reject your application. If you have been convicted of a misdemeanor involving dishonesty of violence within the past five years, we will reject your application.
 - e. **Guarantors.** If you do not meet one or more of the above criteria, you may be able to qualify for an apartment if you can get a third party to guarantee your lease. The guarantor must pass the same application and screening process that you must pass, except that we will deduct the guarantor's own housing costs before applying his or her income to our income standard.

Applicant Copy