



1251 N. Cole Road
Boise, ID 83704
(208) 321-1900

TENANCY APPLICATION



Complete each and every question - Use N/A if necessary - Each Occupant 18 years and older must complete their own application

Applicant Information	Address Applying For		Move-In Date	How did you hear about us?		
	Legal Name (as it appears on your taxes) First, Middle, Last			Do you require an interpreter? If yes, list language		
	Home Phone	Work Phone	Cell Phone	E-mail Address		
	Animals to Occupy Residence (number of animals, breed, age, sex, weight, name)			Total # of Occupants	# of Occupants under 18	# of Smokers
	Date of Birth	Social Security Number	Driver's License #	State	Are you or any family member in the military?	

Residential History	Present Address					Street	City	State	Zip
	Do You?	Move-In Date	Move-Out Date	Monthly Payment	Reason for Moving				
	Rent <input type="checkbox"/>								
	Own <input type="checkbox"/>	Landlord Name and Address			Landlord Phone	Landlord Fax			
	Family <input type="checkbox"/>								
	Previous Address:					Street	City	State	Zip

Employment History	Present Employer Name		Position Held	Start Date	Annual Salary	Phone Number
	Supervisor's Name		Address (street, city, state, zip)			
	Additional Income - Describe Source and Provide Verification					

Personal and Banking Information	Number of vehicles to be parked on property		Vehicle Make & Year	Model	Color	License Plate Number	State	
	List rec vehicles to be parked on property		Vehicle Make & Year	Model	Color	License Plate Number	State	
	Credit Card Number / / /				<input type="checkbox"/> Visa	<input type="checkbox"/> Master Card		
					<input type="checkbox"/> Discover	<input type="checkbox"/> American Express		
	Cardholder Name				Expiration Date / /	Security Code		
	Bank Name		Branch/Location	Checking Account Number			Contact Name and Number	
	Has any occupant had any litigation such as:		Eviction <input type="checkbox"/> Yes <input type="checkbox"/> No	Bankruptcy <input type="checkbox"/> Yes <input type="checkbox"/> No	Open <input type="checkbox"/> Yes <input type="checkbox"/> Closed	Judgments <input type="checkbox"/> Yes <input type="checkbox"/> No	Any Occupant been convicted of a crime? If yes, list crimes <input type="checkbox"/> Yes <input type="checkbox"/> No	

Acknowledgement	<p>I declare the foregoing is true and correct and agree that Landlord may terminate any agreement entered into due to any mis-statement made above. I authorize ACRAnet and/or First Rate Property Management, Inc. to verify same through any means, including contacts listed on this application, consumer reporting agencies, and other landlords or property managers. This form must be filled out completely. If I fail to answer any question or give false information, First Rate Property Management may reject the application, retain all application fees and deposits, and terminate any rights of occupancy. Providing false information on a rental application is a serious criminal offense. In lawsuits relating to the application or lease contract, the prevailing party may recover all attorney fees and litigation costs from the losing party. First Rate Property Management may at any time furnish information to consumer reporting agencies and other landlords or property managers regarding my performance of my legal obligations, including both favorable and unfavorable information about my compliance with the lease contract, the rules, and financial obligations. I agree to pay the security deposit and execute the rental agreement within 24-hours of notice of application approval. Should I choose not to occupy the property, I understand the deposit will be applied towards the terms of the lease. If the application is denied, any deposits paid are fully refundable. I agree that if for any reason I become delinquent in rents or other charges, Landlord/Agent is hereby authorized to charge my bank account and/or credit for those delinquent charges.</p>	
	<p>Applicant or Co-Signor's Signature _____ Date: _____</p>	

Emergency Contact	In Case of an Emergency, Notify #1 Name (first, middle, last)	Relationship	Phone Number	Authorized to enter your property and remove all contents in the event of an Emergency? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Additional Emergency Contact, Notify #2 Name (first, middle, last)	Relationship	Phone Number	Authorized to enter your property and remove all contents in the event of an Emergency? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Emergency Contact #1 Address (Street, City, State, Zip)		Additional Emergency Contact #2 Address (Street, City, State, Zip)	
Processing	<p>PROCESSING: Each application must be completed, signed, and the \$0 application fee paid before processed. The applicant understands that once the application is submitted, the application fee is not a deposit or rent, and becomes NONREFUNDABLE even if the application is declined or if the desired property becomes unavailable. The application and application fee is transferrable to another property if the desired property is no longer available. All available rental units can be rented at any time and are considered available until an applicant is approved, the security deposit is paid with certified funds, and the lease is executed. An appointment for a showing and a submitted application are not a guarantee that the property will not be rented in the meantime. Applications will continue to be accepted until the unit is rented. A copy of any valid federal- or state-issued photo ID is required and will become part of the completed application. The soonest FRPM will have any screening results will be 48 hours from the time application was made. To check on the status of your application, please contact your agent.</p> <p>If your application is denied for credit reasons the 3rd party screening company, ACRAnet (800)304-1249, will send you documentation on how to request a copy of your credit report.</p>			
Contingency Lease / Promises to Make Improvements	<p>If at anytime the applicant wishes to rent the premises, applicant can pay the application fee and the security deposit, and sign the rental agreement as a contingency lease (the unit is yours unless you are denied via the application process). Two separate checks will be required, one for \$0 per application fee, and one for the security deposit.</p> <p>_____ Applicant wishes to hold the property and agrees to pay the application fee and the security deposit and sign the contingency lease. Applicant understands that by doing so, they have rented the property with the only contingency being that they are approved once the screening check has been completed. If applicant is approved, they must fulfill the lease terms of the contingency lease and pay all rents and other funds due. If applicant is denied, the contingency lease becomes void and the security deposit returned.</p> <p>_____ Applicant acknowledges that they have been informed of the option to sign a contingency lease and understands that should another applicant complete an application, sign a contingency lease, and pay a deposit, they very well may be approved before you and at this time you decline to pay the security deposit and sign the contingency lease.</p> <p>NO PROMISES made by the Leasing Agent regarding repairs, replacements, or maintenance will be honored without an application and presentation of offer in writing (including requests), and approved, in writing, by FRPM. Such promises will be listed within the rental agreement under Additional Agreements.</p>			
Screening Criteria	<p>RENTAL HISTORY: Applicant must have good rental references unless applicant has just sold their home. Relatives are not acceptable as rental references. Application may be denied for evictions, damages beyond normal wear and tear, illegal activity on premises, refusal to re-rent by previous landlord or a balance still owed to previous landlord.</p> <p>INCOME: Application may be denied if rent exceeds 40% of verifiable household income. Please submit your last four paystubs with this application if you are employed or tax returns if you are self employed. If you are re-locating from out of the area, we will need verifiable documentation to show you have verifiable income once you relocate. Failure to provide income verification will cause a denial of tenancy. If you rely on income from other sources, such as social security, welfare, child support, etc, please provide documentation to verify this income at the time you submit your application.</p> <p>CREDIT: All information showing on the credit report is subject to verification, including previous address and place of employment. Some items looked at are: late payments, tax liens, charge-offs, repossessions, judgments and discharged bankruptcies. Any applicant who has an open bankruptcy will automatically be denied, with the exception of applicants that have poor credit caused solely by a foreclosure of their home. Applicant must have proper documentation showing that the payment had significantly increased and was the cause of the poor credit. Depending upon the FICO score, applicants may require an Approved CoSigner or Larger Deposit. A FICO score under 650 will require an Approved Co-signer only. A FICO score below 475 will result in an automatic denial. A qualified co-signer must have a FICO score of 650 or higher.</p> <p>CRIMINAL BACKGROUND: Applicants may not be accepted for convictions for which less than three (3) years have passed from sentence release date to date of rental application. Determinations as to criminal screening will be made on a case-by-case basis and based on several factors and information. Regardless of conviction date, an applicant with a conviction for an act of violence, sex crime, or illegal manufacturing or distribution of drugs will NOT be accepted. Per federal regulations, special accommodations may be requested for certain drug and/or alcohol related convictions.</p>			
Items Needed With Application	<ol style="list-style-type: none"> 1. Application Fee of \$0 per applicant. Any occupant over the age of 18 is required to complete an application. 2. Government issued valid Photo I.D. 3. Most recent 4 paystubs from current employer 4. Tax returns from current and prior year if self employed 5. For Animals: Current Vaccination Record or City License and Photo of Each Animal to Occupy Residence 6. NUMI Report if requested by Leasing Agent 			