

Criteria for Rental

This company does not discriminate against any person based on race, color, religion, national origin, sex, disability, and familial status. This company will not discriminate against all classes protected by the laws of any applicable local jurisdiction and the REALTOR® Code of Ethics.

Applicants must present a valid photo identification or two (2) form other ID to submit with rental application.

Age Requirement: Lease Holders(s) must be 21 years old or older. All occupants 21 years old or older will be required to complete an application, even if living with parent(s) or guardian(s).

Income Guidelines: The gross monthly income of all lease holder(s) will be considered jointly and should equal 3 times the monthly rent on the property. Section 8 applicants must have current voucher for number of bedrooms in the home they are making application for.

Employment Verification: Lease Holder(s) must be currently employed or provide written evidence of regular income for the entire lease term. Applicants can provide verification by providing 2 recent pay stubs.

Self-Employment Verification: Lease Holder(s) must provide the previous year's personal Federal Income Tax Return and the previous two months personal bank statements as evidence of sufficient income. Persons who hold jobs that are based on commission only, base salary plus commission, tips or bonuses will be considered self-employed.

Rental History Verification: Rental history at the current and previous residence, which includes satisfactory rental payment history, no eviction history, no lease violations, sufficient move-out notice and all lease terms fulfilled. Any debt owed to another property owner must be paid before an application can be approved. First time renters accepted with satisfactory credit and all other requirements met. MUST PROVIDE LANDLORD CONTACT INFORMATION

Credit Requirements: The credit history will be reviewed and no more than 50% of the total accounts reported can be considered negative.

Animals: All animals are subject to management approval and rental policy on a per property basis. Aggressive breeds will not be allowed. A non-refundable pet fee is to be paid in the amount of \$250 per pet. No more than 2 pets allowed at approved properties.

Application Fee: A \$15.00 non-refundable application fee is required per applicant. Anyone 21 or over will need to complete rental application.

Criminal History: No applicant, resident or occupant may have any felonies, been indicted, arraigned, convicted involving fire arms, illegal drugs, destruction of property, sexual crimes or any crime involving a minor. This will include persons who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above mentioned offenses.

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MERIT MANAGEMENT LLC & C WEST REALTY LLC
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email: cwportas@aol.com

Application fee is \$15 per adult, 21 years or older. Application Fee, Deposit and First Month's Rent Must Be Paid in Certified Funds: Cash, Cashier's Check or Money Order

Date:	Lease Start Date:
Property Address:	
Lease Amount:	Deposit Amount:
APPLICANT 1	APPLICANT 2
Full Name	Full Name
Date of Birth SSN	Date of Birth SSN
Phone # Email	Phone # Email
Current Street Address	Current Street Address
City State Zip	City State Zip
Dates of Occupancy	Dates of Occupancy
Monthly Amount Rent <input type="checkbox"/> Mortgage <input type="checkbox"/>	Monthly Amount Rent <input type="checkbox"/> Mortgage <input type="checkbox"/>
Landlord/Management/Mortgage Co Name	Landlord/Management/Mortgage Co Name
Phone #	Phone #
Reason for Moving	Reason for Moving
Previous Street Address	Previous Street Address
City State Zip	City State Zip
Dates of Occupancy	Dates of Occupancy
Monthly Amount Rent <input type="checkbox"/> Mortgage <input type="checkbox"/>	Monthly Amount Rent <input type="checkbox"/> Mortgage <input type="checkbox"/>
Landlord/Management/Mortgage Co Name	Landlord/Management/Mortgage Co Name
Phone #	Phone #
Reason for Moving	Reason for Moving

EMPLOYMENT	EMPLOYMENT
Current Company Name	Current Company Name
Location Address	Location Address
Dates of Employment From: To:	Dates of Employment From: To:
Position/Rank Income \$ /mo	Position/Rank Income \$ /mo
Supervisor Name	Supervisor Name
Previous Company Name	Previous Company Name
Location Address	Location Address
Dates of Employment From: To:	Dates of Employment From: To:
Position/Rank Income \$ /mo	Position/Rank Income \$ /mo
Supervisor Name	Supervisor Name
Additional Income	Additional Income
Source Amount \$ /mo	Source Amount \$ /mo
Debts	Debts
List major loans or credit card debt Loan Type Creditor Mo Pmt Bal 1. 2. 3.	List major loans or credit card debt Loan Type Creditor Mo Pmt Bal 1. 2. 3.

Please answer the following questions

		<u>Applicant 1</u>	<u>Applicant 2</u>	Explanation*
1.	Have you ever filed for bankruptcy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.	Have you ever been convicted?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.	Do you have any judgements?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.	Have had a foreclosure?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.	Are you a party to a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6.	Do you pay alimony or child support?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7.	Are you a cosigner for a loan or other lease?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8.	Have you ever had a rental application rejected?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9.	Are you entitled to diplomatic immunity?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Do you have any animals?

Type	Breed	Age	Weight	M/F	Neutered/Declawed

OTHER OCCUPANTS OF THE PREMISES

(Occupants over 21 must submit separate applications)

LAST NAME	FIRST NAME & MI	M/F	DOB	RELATIONSHIP

DESIGNATED CONTACTS (NEXT-OF-KIN OR Someone who knows how to reach you)

1.				
	Name	Relationship	Phone	Email
	Address	City	State	Zip
2.				
	Name	Relationship	Phone	Email
	Address	City	State	Zip

NUMBER OF VEHICLES TO BE KEPT AT PROPERTY: _____

make/model _____ year _____ color _____ Tag#/State _____

make/model _____ year _____ color _____ Tag#/State _____

make/model _____ year _____ color _____ Tag#/State _____

TENANT RELEASE AND CONSENT FORM

I/We understand that as a part of our procedure for processing your application, an investigative consumer report may be prepared whereby information is obtained through interviews with your neighbors, friends, or others with whom you are acquainted. This inquiry includes information as to your character, general reputation, personal characteristics, and mode of living. You have the right to make a written request within a reasonable period of time to receive additional detailed information about the nature and scope of this investigation. Fair Credit Reporting Act 607 (a)(1)

I/We the undersigned do hereby authorize all persons and/or companies in the categories listed below to release without liability, to MERIT MANAGEMENT LLC & C WEST REALTY LLC information regarding employment, income, rental history, and/or assets for purposes of verifying information on my/our rental housing application, to periodically update our information and/or to collect on judgements or garnishments as needed.

INFORMATION COVERED

I/We consent, authorize and direct any Federal, State or Local agency, organization, business or individual to release to and verify my application for participation, and/or to maintain my continued assistance under the Section 8, Rental Rehabilitation, Low-Income Public and Indian Housing and/or other housing assistance programs. I/We understand and agree that this authorization or the information obtained with its use may be given to and used by the Department of Housing and Urban Development (HUD); Rural Development or regulatory state agencies in administering and enforcing program rules and policies. I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include: personal identity, rental history, employment history, income, assets and medical or child care allowances. I/We understand that this authorization cannot be used to obtain any information about me that is not pertinent to my eligibility for and continued participation as a qualified tenant. I/We also consent to release information from my file about my rental history to credit bureaus, collection agencies or future landlords; including my payment history and any violations of my lease or occupancy policies.

I/We understand that, depending on program policies and requirements, previous or current information regarding me or my household may be needed. Verifications and inquiries that may be requested include, but are not limited to:

Identity and Marital Status
Medical or Child Care Allowances
Residences and Rental Activity

Employment, Income and Assets
Credit and Criminal Activity
Past & Present Employers

GROUPS OR INDIVIDUALS THAT MAY BE ASKED

Banks
Welfare Agencies
Veterans Administration
Previous Landlords (Including Public Housing Agencies)
Social Security Administration
Other Organizations As Needed

Financial Institutions
Retirement Systems
Support & Alimony Providers

Credit Bureaus

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date of my final lease with the company. I understand I have a right to review my file and correct any information that I can prove is incorrect.

I/We affirm the above information to be true and correct. I/We hereby authorize landlord/agent to verify the validity of all the above information, and to inquire now or periodically with my employers, financial institutions, and any of the credit reporting bureaus available to them. Inquiries from the credit reporting bureaus/agency will appear on my credit report as Joe West Realty Inc.

Tenant/Applicant's Signature Date

(Print Tenant/Applicant's Name)

Address

City, State, Zip

Co-Tenant/Co-Applicant's Signature Date

(Print Co-Tenant/Co-Applicant's Name)

Address

City, State, Zip

SECURITY DEPOSIT

I/We agree to supply any additional information needed by landlord/agent to process this application and I/We acknowledge that my/our deposit will be forfeited if I/We do not comply with any such request(s). I/We understand and agree that the payment of a security deposit removed the unit from the rental market, in the event that the security deposit is paid and for any reason a lease is not executed, other than the Lessee’s application being turned down by the lessor, the deposit or any portion of the deposit paid, will not be refunded. **ANY MONIES PAID TO HOLD THIS PROPERTY OFF THE MARKET WILL NOT BE REFUNDED IF I/WE CHANGE OUR MIND(S).**

Applicant Initials

Co-Applclicant Initials

APPLICATION FEE

I/We hereby make application for occupancy of the described property and agree my/our application fee is non-refundable.

Applicant Initials

Co-Applclicant Initials

Applicant’s Signature

Date

Co-Applclicant’s Signature

Date

Aggressive Breeds & other Animals not Accepted.

American Standard Bull Dog, American Pit Bull Terrier, German Shepherd, Rottweiler, Doberman Pinscher, Akita, American Staffordshire Terrier, Anatolian Shepard, Cane Criso, Bull Mastiffs, Chow Chow, Great Dane, Huskie, Malamute, Presea Caario, Rhodesian Ridgeback, Saint Bernard, Staffordshire Bull Terrier, Wolf-Dog Hybrids, Belgian Malinois and any mixed breed of any of these particular breeds of dogs and any other animal with bite history including but not limited to birds, reptiles, monkeys, ostriches, snakes, lions, tigers, alligators and other exotic animals.

Tenant:_____/_____