

ADVANCED REAL ESTATE MANAGEMENT RENTAL APPLICATION

APPLICANT NAME: _____

PROPERTY ADDRESS: _____

APPLICATION POLICIES & PROCEDURES

Please complete the entire application. There is a \$25.00 APPLICATION FEE which covers the handling of your application and cost of your credit report. These fees are NON REFUNDABLE and are due when the application is submitted. A photo ID will be requested at the time you submit this application for processing.

In order for your application to be considered you must meet the following requirements:

1. **Credit** - We will check your credit with the national credit company. Your credit score must be at least 600. Bad credit history can be overcome with good rental history and/or income.
2. **Income** - Your income must be verified.
3. **Employment History** – You must be on the job at least six (6) months.
4. **Previous Rental History** – we will check your previous rental history. Please sign the bottom of the Rental History Verification Form
5. **Please Submit The Following With Your Application**
 - A. A copy of a Valid Drivers License or State ID
 - B. Verification of Income. Pay Stub, Trust Fund Info, SSI, etc.
 - C. Supply all Necessary Phone Numbers and Addresses
6. **Application Fee** – There is a \$25.00 application fee for each adult applicant.

We will try to process your application within 24 hours. Applications will not be pre-screened. Incomplete or Falsified applications will be rejected. All applications submitted become the property of Seller Direct/Advanced Real Estate Management.

We cannot guarantee any unit you have seen to be available by the time your application is processed. We cannot be responsible for any unit that is rented after you have seen it and turned in your application.

If your application is approved and your move-in date is not immediate, a security deposit and first months rent will be Required in advance.

If you are looking at a rental and have a pet. The owners reserve the right to decide if your pet is acceptable. Your pet Will be interviewed as part of the application process. An additional Pet Deposit will be required.

After signing your lease with Seller Direct/Advanced Real Estate Management, you are responsible to report to us within 48 hours of a change of phone numbers and/or place of employment.

**Thank you for submitting your application to Seller Direct/Advanced Real Estate Management.
Advanced Real Estate Management ~ 1083 Hwy 2 West~ Kalispell, Montana ~ 59901 ~ 406-758-RENT**

ADVANCED REAL ESTATE MANAGEMENT

DISCLOSURE AND AUTHORIZATION

The undersigned declares that the information on this rental application is true and correct and understands that false statements may result in rejection of this and any future applications for housing, which we manage. The undersigned hereby waive all right to for any consequences resulting for such information. By my signature below, I authorize the investigation and release of the information on all statements contained herein, including, but not limited to a credit check, to Seller Direct Property Management or Advanced Real Estate Management and/or it's principal and/or the owner of any property which I am applying to occupy.

In addition I authorize Seller Direct/Advanced Real Estate Management to check on current and previous employment and current and previous rental history.

You are also notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your rental obligations or if you default in those obligations in any way.

Beginning at the time that I tender a deposit for a property which I intend to lease, and Seller Direct Property Management and/or Advanced Real Estate Management accepts Such a deposit, I agree to lease the property according to the terms and conditions of the lease agreement for that property, though not yet signed. The starting date for my occupancy of the property will be the first day the property is available for lease or an agreed upon date if different from that date. I agree that the lease agreement shall be in full force and in effect from the time that my deposit is accepted, even if the initial occupancy date is after the date that the deposit is accepted.

Seller Direct Property Management and/or Advanced Real Estate Management welcome all applicants and supports fair housing. We do not refuse to lease or rent any Housing accommodations or property nor in any other way discriminate against a person because of sexual preference, marital status, race, creed, religion, age, familial status, physical or mental handicap, color or national origin.

Notice of the contractual relationship between the Property Owner and Seller Direct/ Advanced Real Estate Management: Seller Direct Property Management and/or Advanced Real Estate Management is an exclusive agent of the Property Owner and represents the Property Owner's Interest in any and all rental transactions.

Applicant's Printed Name

Applicant's Signature

Date

Time

Received By

Date

Time

Advanced Management Rental Application

Applicant Information

Name:

Date of birth:

SSN:

Phone:

Current address:

City:

State:

ZIP Code:

Own Rent (Please circle)

Monthly payment or rent:

How long?

Cell Phone:

E.Mail

Landlord:

Phone:

Reason for move:

Address

City/State/Zip

Lease Exp?

Previous Address

Address

City/State/Zip

How Long:

Rental Terms:

Rental Amount:

Security Deposit:

Landlord:

Phone

Reason for move:

Address

City/State

Lease Exp?

Employment Information

Current Employer:

Employer Address:

Phone:

Supervisor:

How Long:

Hourly

Salary

Position:

Other Information

Do you have any pets? YES NO How Many

Type of Pet

Name & Age

Name & Age

How many people will be living with you:

How many smoke?

Name & Age

Name & Age

Name & Age

Convicted of a Felony YES NO

Guilty of pleaded No Contest to a Sexual Crime? YES NO

If YES.. When?

Do You have Any Special Needs or Requirements?

In Case of Emergency Contact:

Phone:

Address:

Nearest Relative:

Address:

Phone:

Banking Information (please provide most recent statement)

Bank:

Address:

Bank Contact:

Savings Acct #

Checking Acct #

Have you Filed Bankruptcy? Y N

When?

Financial Obligations (student loans, credit cards child support, etc) Automobile Info

\$

\$

\$

I AUTHORIZE THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS APPLICATION AS TO MY HOUSING, CREDIT AND EMPLOYMENT. I HAVE RECEIVED A COPY OF THIS APPLICATION.

Signature of applicant

Date:

Name of Co-Applicant whose application is attached hereto: