

# RENTAL APPLICATION QUALIFICATIONS AND REQUIREMENTS

Please read through all application documents thoroughly and completely before signing and submitting your rental application. All applicants/lease holders must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if they will be living with parent(s) or guardian). Each applicant must complete their rental application in its entirety and all information provided must be true, accurate and complete, as well as verifiable. Below is a list of minimum requirements and qualifications that Golden Hills Real Estate utilizes to determine the eligibility of each applicant.

## Maximum Occupancy Limit:

Studio floor plan allows up to 2 occupants.  
1 Bedroom floor plan allows up to 3 occupants.  
2 Bedroom floor plan allows up to 4 occupants.  
3 Bedroom floor plan allows up to 6 occupants.

Initial

## Credit Report:

A credit report is required from each applicant over the age of 18. Negative credit information will be reviewed as to the age of the account, account type and the extensiveness of the negative debt. Negative credit history may result in a higher deposit or denial of your application. Credit scores of 650 or below may result in a higher deposit or denial of your application. Credit reports with landlord judgements of any kind, skips, evictions, or collection accounts relating to rental history are all means for automatic denial of your application.

Initial

## Rental History:

Prior rental history must be listed. Please provide a minimum of 2 years verifiable residency history. Rental history cannot reflect anything negative. 'Property Name' will contact previous landlord(s) for rental verification(s), therefor prior landlord contact information must be provided on your rental application.

Initial

## Employment History & Income Verification:

Current and/or previous employment must be verifiable. We will require documentation for at least 2 months of income statements (pay stubs). In certain circumstances, we may accept the most recent year's tax returns, offer letter or a letter of employment provided by your employer. 'Property Name' will contact your employer for an employment verification, therefor contact information for your current employer must be provided on your rental application.

Initial

## Income Requirements:

Applicant(s) total household income must be at least 2 times the amount of monthly rent before taxes. If you will be using a co-signer, the total household income must be at least 4 times the amount of monthly rent before taxes, plus the co-signer must have excellent credit.

Initial

## Identification Requirements:

All applicants are required to provide a copy of at least one of the following forms of identification; valid driver's license, state identification card, passport, visa or military ID.

Initial

I understand and accept the above stated qualifications and requirements. I understand that falsification of information on this application will be means for immediate denial of my application and forfeiture of my holding deposit. I understand and agree that I am required to provide all of the above stated documents/information for my rental application, including but not limited to: proof of income, photo ID, employer contact information and previous/current landlord contact information within 48 hours of applying. If I fail to provide all documents within the 48 hour period, Golden Hills Real Estate has the right to cancel my application and I forfeit my holding deposit and application fees.

Print Name:

Signature:

Date:

**RENTAL APPLICATION QUALIFICATIONS AND REQUIREMENTS**

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**DATE OF APPLICATION** /  / **PERSONAL INFORMATION**

Full Name:     
First Middle Last

Date of Birth:  Drivers License #:  State:

Social Security #:  Cell Phone #:

Gender: ☐ Male ☐ Female Home Phone #:

Marital Status: ☐ Single ☐ Married Email:

**ADDRESS**

Present Address:

Dates of Residence:  To  Monthly Payment:   
Start Date End Date

Rented/Owned?  Management Name:  Phone:

**Previous Address:**

Dates of Residence:  To  Monthly Payment:

Rented/Owned?  Management Name:  Phone:

**EMPLOYMENT**

Current Employer:  Position:

Employer Address:

Supervisor Name:  Supervisor Phone:

Hire Date:  Annual Income:

Other Income:  Annual Amount:

**EMERGENCY CONTACT**

Full Name:  Relationship:

Phone #:  Email:

Address:

# RENTAL APPLICATION QUALIFICATIONS AND REQUIREMENTS

## PETS

Do you have any pets? ☐ Yes ☐ No If yes, how many?

### Pet 1

Type:  Breed:  Color:  Weight:   
Age:  Name:

### Pet 2

Type:  Breed:  Color:  Weight:   
Age:  Name:

## VEHICLES

Do you have any vehicles? ☐ Yes ☐ No If yes, how many?

### Vehicle 1

Make:  Model:  Year:  Color:   
License Plate #:  State:

### Vehicle 2

Make:  Model:  Year:  Color:   
License Plate #:  State:

## OTHER OCCUPANTS

Full Name:	<input type="text"/>	D.O.B:	<input type="text"/>	Relationship:	<input type="text"/>
Full Name:	<input type="text"/>	D.O.B:	<input type="text"/>	Relationship:	<input type="text"/>
Full Name:	<input type="text"/>	D.O.B:	<input type="text"/>	Relationship:	<input type="text"/>
Full Name:	<input type="text"/>	D.O.B:	<input type="text"/>	Relationship:	<input type="text"/>

## OTHER INFORMATION

### Rental History Questions:

Have you ever been evicted from rental housing? ☐ Yes ☐ No  
Has a landlord ever refused to renew a lease with you? ☐ Yes ☐ No  
Do you currently have any outstanding debt to a landlord? ☐ Yes ☐ No

### Background History Questions:

Have you ever been convicted of any criminal offense (misdemeanor or felony)? ☐ Yes ☐ No  
Have you ever been part of a plea agreement relating to any criminal activity? ☐ Yes ☐ No  
Have you ever been arrested, accused, detained, convicted or otherwise involved in any sex related crime? ☐ Yes ☐ No  
Are you now or have you ever been listed on any sex offender list? ☐ Yes ☐ No

When are you vacating your current residence?

Have you given proper written notice to vacate to your current landlord? ☐ Yes ☐ No

How did you hear about us