

WORLD CLASS PROPERTIES
MANAGEMENT SERVICES

Phone: 208.461.8886
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524 3rd St S PMB #126
Nampa, ID 83651

Property Applying for: _____

Rental Application

Separate application required from each applicant age 18 or older.

Applicant

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

Home Phone: () _____ Work Phone: () _____

Social Security Number: _____ Email _____

Driver's License Number/State: _____ Birthday: _____

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

License Plate Number/State: _____

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

Full Name: _____ **Relationship to Applicant** _____

Rental History

Current Address: _____ Rent Rate: _____

City _____ State _____ Zip Code _____

Dates Lived at Address: _____ Reason for Leaving: _____

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

Previous Address: _____ Rent Rate: _____

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: () _____

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: _____ \$

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 and "yes" listed above: _____

References (not Family) and Emergency Contact

Personal Reference: _____ Relationship: _____

Address: _____

Phone: () _____

Personal Reference: _____ Relationship: _____

Phone () _____

Contact in Emergency: _____ Relationship: _____

Address: _____

Phone: () _____

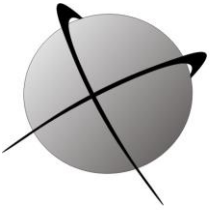
I hereby authorize my creditors, employers, and landlords and credit repositories to release, whether by phone, fax, or in writing, any information which may include current and previous credit history, past or present employment information, past or present rental history, past or present criminal history, or any other background information.

Furthermore, I understand that using a photocopy of this form may be necessary to complete verification of information and will be fully accepted as if it were an original.

Please release this information to World Class Properties Nampa, ID. Your Prompt attention will be appreciated.

Date

Applicant



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APPLICATION POLICY

We offer an application to anyone who inquires about our rentals.

- **We review completed applications in the order in which they are received.**
- If we are unable to verify information on an application, the application may be denied.

APPLICATION SCREENING PROCESS

COMPLETE APPLICATION

- One application for each adult.
- We will accept the first qualified applicant.
- ***Each adult applicant requires a non-refundable processing fee of \$45.00***

PRIOR RENTAL HISTORY

- We require a minimum of two years rental history to non-related landlord. If your rental history does not include at least one previous landlord, we may require a qualified co-signer (which must meet all screening criteria and may require additional deposits).
- We may conduct a “drive by” inspection of your current address.

SUFFICIENT INCOME/RESOURCES.

- **Net household income must be at least three times the rent amount.**
- Income (including self employment) must be verifiable through pay stubs, employer contact, bank, or tax records.
- We require verifiable employment of two years.

CREDIT/CRIMINAL/PUBLIC RECORDS CHECK

- **A credit check and/or a criminal/public records check may be performed.**
- Negative reports may result in denial of application.

YOUR APPLICATION MAY BE DENIED IF:

- You misrepresent any information on your application. If misrepresentations are found after a rental agreement is signed, your rental agreement may be terminated.
- In the last five years you have been convicted of the manufacture or distribution of a controlled substance, or if you have a conviction for any type of crime that would be considered a threat to the property or to other resident’s peaceful enjoyment of the property.
- Your credit check shows accounts that are not current. Records showing payments past 60 days are not acceptable. Damaged credit may require additional deposits.
- In the last five years you have had an FED (court ordered eviction) or any other eviction.
- You filed a bankruptcy within the last two years. If you have unpaid collections, we may require the collection to be paid, a qualified co-signer, and/or additional deposits.
- Previous landlords report significant complaints or noncompliance activity. (For example: Late rent payments; Failure to give proper notice when vacating; Excessive damage beyond normal wear; Repeated noise disturbance, etc.)
- **Denied applicants will be informed by mail or phone.**

I have read and understand this statement of policies and procedures.

Applicant: _____ Date: _____

LANDLORD VERIFICATION

Landlord _____ Applicant _____
Address _____ Past Address _____
City, State, Zip _____ City, State, Zip _____
Phone _____ SSN: _____

I authorize the release of the requested information regarding my past or present residency.

Applicant Date

****APPLICANT DO NOT WRITE BELOW THIS LINE****

The above named family has applied to rent from us. We are inquiring into the applicant's prior residency record. Please provide the following information:

Status: Present Resident Previous Resident

Period of Occupancy _____ to _____

Would you rent to this individual/family again? _____

If resident has vacated, was proper notice given? _____

Is/Was the unit kept in a safe & sanitary condition? _____

Is/Was the rent paid in full and on time? _____

Amount of rent per month \$ _____

Are/Were valid complaints lodged against this individual/family? _____

Is there a balance owing for rent, damages, or other charges? _____

Did the resident allow anyone other than those listed on the lease to live in the unit? _____

If yes, please explain _____

Landlord signature Date Phone number

We appreciate your attention and cooperation in returning this form promptly.

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