



RENTAL APPLICATION

Primary Applicant's Full Name: (Print Name) \_\_\_\_\_

Property you are applying for: \_\_\_\_\_

Cell# \_\_\_\_\_ Home# \_\_\_\_\_

Email: \_\_\_\_\_

SS# \_\_\_\_\_ Date of Birth: \_\_\_\_\_

With this application attach the following and turn in at our Wilson office.

- ✓ Copy of your photo ID (driver's license)
- ✓ Copy of Social Security card or document showing your SS#
- ✓ Copy of (2) Paystubs or bank statements showing your income.
- ✓ \$55 for Primary Applicant + \$15 for each adult over 18 (cash for application fee is acceptable)
- ✓ We do not accept applications for properties that are not available for rent.

\*\*\*\*Application fees are non-refundable\*\*\*\*

List everyone that will be living in the home with the Primary Applicant (including adults and children)

NAME	Age	SS#	Birthdate	Relationship

Do you require a service animal in the property? \_\_\_Yes \_\_\_No

**All properties are NO PET properties, only service dogs allowed with Doctor's note.**

Where do you currently live?

\_\_\_\_\_

If this is a rental, who is your landlord/property manager? \_\_\_\_\_ and their phone # \_\_\_\_\_ . Why are you moving? \_\_\_\_\_

Where do you work? \_\_\_\_\_

Work #: \_\_\_\_\_ and Manager name & Ph#: \_\_\_\_\_



The background process takes about 5 to 7 business days to complete. It will report credit score, credit history, criminal history, and financial judgements.

If you are **approved**, we will contact you by phone to setup a *Lease Signing Appointment*. At that appointment, you will provide payment for the security deposit + a 2<sup>nd</sup> payment for the prorated rent and additional required documentation.

If you are **not approved**, you will receive an email to the email address provided.

Please note we do not hold properties while you collect your funds to lease. All properties are available, until we have a signed lease with all monies collected.

We do not allow known drug dealers, and individuals participating in criminal activities to rent any of our properties.

*I, the Undersigned Applicant, affirm that the information contained in this application is true and correct. I authorize Breedlove & Associates, Inc(B&A) to verify all information contained in this app (with Credit Agencies and WPOMA). Misstatements, either false or incorrect are reason for denial of occupancy. I also understand that if I rent from B&A and I fail to fulfill my obligations, B&A can submit a negative credit report reflecting my rental history to a credit-reporting agency. I understand this application is the property of B&A. I further release, discharge, and exonerate B&A, and WPOMA, all credit reporting agencies, past and present employers and any person or firm furnishing information hereunder from any and all liability of every nature and kind arising out of the furnishing of records and information, and this release shall be binding on my successors, heirs, and assigns.*

Applicant Signature: \_\_\_\_\_ date \_\_\_\_\_

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Office Processing:

\_\_\_ Check WPOMA, check when done and attach any notes

\_\_\_ Submit to national background service, date of submission: \_\_\_\_\_

Approve Y or N

Required deposit: \$ \_\_\_\_\_

Appointment for lease: \_\_\_\_\_



## Resident Screening and Rental Criteria

Thank you for considering renting one of our homes. Before you apply, please review our application criteria.

### Rental and Criminal History Criteria

Your background check must show the following to be approved

Criteria	Timeframe Searched
No evictions filed	Past 5 Years
No unpaid rental collections	Past 5 Years
No felony convictions	Past 10 Years
No sex offender registration	Ever
Average credit score $\geq 575$	As of application date

### Income Verification Requirements

You must demonstrate your gross monthly income is at least 3x the rent by providing any of the following.

Income Verification Method	Document(s) Provided Must Show
Valid paystub(s) from most recent 30 days	Gross monthly earnings or Year to Date earnings
An official, notarized offer letter of employment	<ul style="list-style-type: none"> <li>• Salary</li> <li>• Start date (must be within 30 days)</li> <li>• Human Resources contact information on company letterhead</li> <li>• Approved by authorized notary</li> </ul>
Social Security earnings	Your most recent disbursement statement from the SSA.
Child Support	<ul style="list-style-type: none"> <li>• A current court order</li> <li>• 3 months proof of payment</li> </ul>
Self-Employment	Your most recent tax statement Or bank statements for 3 months.

### Credit Score and Security Deposit Requirements

For any approved applicant, we require a deposit to secure lease.

Security deposit and 1<sup>st</sup> month's rent is due at lease signing. Sometimes 1<sup>st</sup> month's rent may be prorated if not signing the lease at the beginning of a month.

Credit Score	Refundable Deposit Required
No Credit Score	Not Qualified
$\leq 574$	Not Qualified
575 – 649	2 x monthly rent
650 +	1 x monthly rent