



Where We Provide A Home

115 White River Mountain BLVD

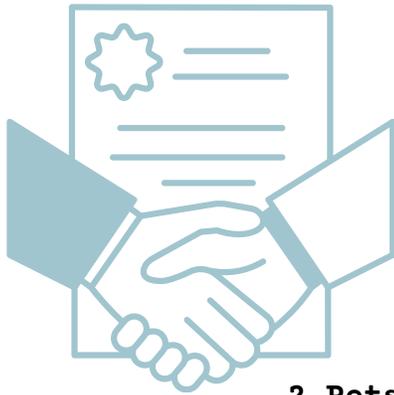
Hollister, MO 65672

417-335-6767 www.whiteriverapartments.com

One Bed One Bath

600 Square Feet

\$819 per month



\$499 Deposit Special

with a 12-month lease
and approved credit
6-month leases require a full
deposit and \$50 more per month

Two Bed Two Bath

850 Square Feet

\$919 per month



Pet Policies

2 Pets MAXIMUM and must be **UNDER 25 pounds**

\$599 non-refundable pet privilege fee

This fee does not cover any damages caused by the animal(s)

Pet screening **must be completed by the time of application:**

whiterivermountain.petscreening.com

Balcony or Non-Balcony Units available

Application:

\$50 money order per individual
18 years of age and older that
will be applying and/or living
in the unit

Anyone wishing to upgrade to a
unit of a larger size after 6
months must pay a new deposit,
non-refundable \$150 transfer
fee, and must pass the
inspection process

Features in our Complex

- 24-hour video surveillance
- **Playground**
- Little Library
- **Grills, picnic tables, and basketball court**
- Resort-style pool
- **Coin-operated laundry/hook-ups in every unit**
- 24-Hour Emergency Maintenance on site
- **Water-Sewer-Trash included**
- All units non-smoking

What to Bring When You Apply

2 Forms of U.S. Identification

preferably your social security card and
current driver's license

Proof of Income

Most recent pay stubs and/or an official
job acceptance letter if recently hired

Rental History

Names, dates, and addresses of your
previous landlord rental history, along
with contact information

Completed Pet Screening

See Pet Screening Page for more
information

Application Fee

\$50 money order per applicant,
including non-resident co-signers

Any Questions?

**Contact the office at
417-335-6767**



How did you hear about us?

Google

Resident Referral: _____

Apartments.com

Business Referral: _____

Reason for Moving: _____

NEED BY: _____ **1BR / 2BR / Balcony / Non-Balcony / FIRST AVAILABLE**

Applicant Information

First Name: _____ Middle Initial: _____ Last Name: _____

Aliases: _____ Phone: () _____ - _____

Social Security Number: _____ Date of Birth: ____/____/____

Current Residence

Address: _____ City/State/Zip: _____

Name of Landlord: _____ Phone(**required**): () _____ - _____

Length of Residency: _____ Monthly Rent: _____

Previous Rental History

Address: _____ City/State/Zip: _____

Name of Landlord: _____ Phone(**required**): () _____ - _____

Length of Residency: _____ Monthly Rent: _____

Co-Applicant Information

First Name: _____ Middle Initial: _____ Last Name: _____

Aliases: _____ Phone: () _____ - _____

Social Security Number: _____ Date of Birth: ____/____/____

Current Residence

Address: _____ City/State/Zip: _____

Name of Landlord: _____ Phone(**required**): () _____ - _____

Length of Residency: _____ Monthly Rent: _____

Previous Rental History

Address: _____ City/State/Zip: _____

Name of Landlord: _____ Phone(**required**): () _____ - _____

Length of Residency: _____ Monthly Rent: _____

Other Tenant Information

(Children, Roommates, Temporary Residents, etc)

Name: _____	Name: _____	Name: _____
Date of Birth: _____	Date of Birth: _____	Date of Birth: _____
Relationship: _____	Relationship: _____	Relationship: _____
School: _____	School: _____	School: _____

Applicant Employer

Company Name: _____ Phone (**required**):() _____ - _____
Address: _____ City/State/Zip: _____
Position: _____ Length of Employment: _____ Annual Income: _____

Secondary Employer (if applicable)

Company Name: _____ Phone (**required**):() _____ - _____
Address: _____ City/State/Zip: _____
Position: _____ Length of Employment: _____ Annual Income: _____

Additional Income Sources

Child Support/Alimony: _____ SSI: _____ Disability: _____
Other: _____

Co-Applicant Employer

Company Name: _____ Phone (**required**):() _____ - _____
Address: _____ City/State/Zip: _____
Position: _____ Length of Employment: _____ Annual Income: _____

Additional Income Sources

Child Support/Alimony: _____ SSI: _____ Disability: _____
Other: _____

References

One personal and one professional. Only one may be a blood relative.

Name: _____ Relationship: _____ Length: _____
Address: _____ City/State/Zip: _____
Phone (**required**):() _____ - _____

Name: _____ Relationship: _____ Length: _____
Address: _____ City/State/Zip: _____
Phone (**required**):() _____ - _____

Vehicles

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

Pets

All pet owners must set up a PetScreening account and have their household and/or service animals screened before approval

Do you have any pets? **Yes** **No**

Type: _____ breed: _____ Name: _____ Age: _____ Weight: _____
Color: _____ Spayed/Neutered: _____ Housebroken: _____

Type: _____ breed: _____ Name: _____ Age: _____ Weight: _____
Color: _____ Spayed/Neutered: _____ Housebroken: _____

Criminal History

Have you ever been convicted of a crime? **Yes** **No**

If yes, please explain:

Have you ever been evicted from any rental? Yes No

Have you ever willfully and intentionally refused to pay rent when due? Yes No

Are you a smoker? Yes No

We are a non-smoking property as of June 2020. If you answered yes, please sign stating that you understand that smoking in the unit is strictly prohibited. Furthermore, smoking outside the unit is a privilege and you will be fined for not cleaning up after yourself. Failure to comply can result in evictions for lease violations.

Applicant(s) Signature: _____

Date: _____

Permissions for Soft Credit Check and Criminal Background:

Landlord does not discriminate against any applicant based on an illegal purpose including: race, color, religion, sex, national origin, age, disability, or family status. Such discrimination as the sole basis of refusal to rent is illegal throughout the United States. Local or State laws may provide additional protected classes from discrimination. You can call the U.S. Department of Housing and Urban Development (HUD) at 1-800-424-8590 to ask questions about discrimination. I represent that the information provided in this application is true and correct to the best of my knowledge.

I understand that this Application is not a rental agreement, and that this Application does not create any obligation on the Landlord.

I understand that the information provided might be used by Landlord to determine whether to accept this application. I authorize Landlord to verify all the information given in this application, including banking and personal references and employment information provided.

I also authorize Landlord to perform a credit check and a criminal history check. I consent to the release of information relating to my credit and the information provided in this application. **I hereby authorize management to conduct a soft credit inquiry and a criminal background check at the time of each lease renewal.** I understand that these checks are for the purpose of determining continued eligibility for tenancy.

I understand that failure to provide required legal identification, any information needed to process the application, or willfully giving false information during the application process will be cause for denial.

I understand that a criminal background will be checked and a felony conviction for any member of the household could be cause for denial.

Applicant(s) Signature: _____

Applicant(s) Signature: _____

Applicant(s) Signature: _____

Date: _____

Acknowledgement of Resident Criteria

The resident criteria will be applied to every applicant who wishes to live at White River Mountain Apartments. Applications must be signed by all household members 18 years of age or older. The management team will perform landlord verifications, credit checks, background checks, and income verifications in the processing of each applicant.

- 1. Age Requirement:** Each applicant must be 18 years of age, or older. Each applicant, whether lease signer or occupant only, must undergo landlord, credit, background, and income verifications.
- 2. Income:** Total gross monthly household income must be at least 3 times the amount of the monthly rent. You will be required to provide three consecutive pay stubs.
- 3. Employment:** Prospective residents must have a minimum of one year's employment with the same employer. If the applicant has transferred or relocated, they must have six months prior verifiable employment and be currently employed.
- 4. Rental History/Mortgage:** Prospective resident must have at least a minimum of six month's rental history verifiable by previous landlord. Rental history from relatives, of any kind, is not verifiable. First time renters/college students will be required to provide room & board ledgers and inspections as verifiable rental history. Any skips, judgments, evictions, or unpaid monies due previous landlords will be cause for denial. We may require mortgage statements, ledgers, or leases.
- 5. Credit:** Credit checks will be reviewed by a third-party application processing company and may be cause for denial. Applicant must have good credit, no loans, repossessions, or delinquent accounts.
- 6. Guarantor:** A lease guarantor may be accepted for students, recent college graduates, (within last 6 months), persons with insufficient credit (not poor credit) or those who are retired or disabled and living on a fixed income. Guarantor must meet all credit criteria set out above and show proof of gross monthly income of at least 4 times the monthly rent.
- 7. Additional Deposit:** We reserve the right to request an additional last month's up-front deposit if the applicant does not meet all the required criteria. Rental deposits are equivalent to one full month's rent unless offered the deposit special if applicable.
- 8. Criminal Background:** Criminal background will be checked and a felony conviction for any member of the household could be cause for denial.
- 9. Initial Move-In Payment:** Applicant must have rent plus security deposit in certified funds (cashier's check or money order form ONLY) and all related fees on the date of move in. Electricity must be on and in the lease holder's name on the date of move-in and proof of account may be required.
- 10. Self-Employment, Retired, Disabled:** If self-employed, retired, or disabled the applicant must provide tax returns from the previous year, or financial statements from certified public accountant, or copies of three most recent bank statements to show proof of financial ability to pay the rent for the term of the lease.
- 11. False or Incomplete Information:** Failure to provide White River Management with required references or information needed to process the application, or willfully giving false or incomplete information (including but not limited to non-disclosure of pet) during the application process will be cause for denial.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

REFUND POLICY: All application fees and processing are non-refundable.