

Rental Qualifications

A tenant rental application must be submitted for all prospective residents 18 years of age or older. (A resident is any non-family member staying more than 14 days.) A non-refundable application fee is required for each applicant. All information submitted must be verifiable in order to be approved. In order to obtain a credit and background report applicants shall provide a social security number and state driver's license number.

If the applicant is from a country other than the United States, proof of a valid visa, or residence card shall be provided.

Income:

Gross monthly income for all residents must total at least 3 times the monthly rent.

Employment must be current and verifiable.

Income must be verifiable with pay stubs or other documentation. Self-employed, social security, or commissions must provide proof of earnings in the form of prior year tax return, or other satisfactory documents. Child support & alimony may be used for income with proper documentation.

Active duty military must furnish commanding officer contact information and Military ID.

Residency:

Minimum of three years prior residency information shall be provided including address & landlord contact information.

No more than 2 late rent payments in the past 12 months.

No more than 1 NSF rent payments in the past 12 months.

Credit:

A credit report is processed for each applicant.

No credit is considered good credit.

A minimum credit (FICO) score of 650 is required unless otherwise stated.

Paid collections and discharged bankruptcies will not be taken into account.

If the applicant fails to meet any of the above criteria he or she may be asked to pay an additional security deposit equal to one and one half times the rent. Karp Properties reserves the right to reject an applicant if they fail to meet any of the above qualifications.

Applicants will be denied for the following reasons:

Prior or pending eviction or an unresolved judgment or outstanding monies owed to a landlord in the last three years.

Pending or unresolved bankruptcy.

Conviction of a felony.

Conviction of drug-related offenses.

Falsifying information on the tenant application.

Occupancy Standards:

No more than 2 people per bedroom.

Property Address _____

Move-in date _____ monthly rent _____ security deposit _____

BEFORE YOU START:

All information submitted may be verified. Information that cannot be verified may result in rejection of your application. Please read our Rental Qualifications for specific requirements.

Our owners and insurance providers will not provide coverage and therefore, we do not accept the following pets: Cats, ferrets, pit bulls, dobermans, rottweilers, mastifs, trained attack/fighting animal.

WE DO NOT RENT TO FELONS.

Personal Information - Primary Occupant

Full Name _____ DOB _____

Social Sec. # _____ Email _____

Driver's License # _____ State _____

Phone: _____ Cell Phone: _____

Personal Information - Additional Occupant

Full Name _____ DOB _____

Social Sec. # _____ Email _____

Driver's License # _____ State _____

Phone: _____ Cell Phone: _____

Other Occupants Information

List Names & Ages _____

Residential History - Last 3 years

Current Address _____ City _____ State/Zip _____

Month/Year Move-in _____ Reason for leaving _____ Rent/Mortgage \$ _____

Landlord _____ Phone _____

Previous address _____ Rent/Mortgage \$ _____

Landlord _____ Phone _____

Credit History

Have you declared bankruptcy in the past 7 years? Yes _____ No _____
Have you ever been evicted from a rental residence? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____
Have you ever intentionally refused to pay rent when due? Yes _____ No _____
Monthly Car Payment \$ _____ Monthly credit card payments \$ _____
Savings Account Balance \$ _____

Personal History

Have you every been arrested/or convicted of a crime? Yes _____ No _____

Details of above:

Employment Information

Primary Occupant Current Employer _____
Monthly Income \$ _____ Salaried Y/N _____ or _____ Commisioned Y/N _____
Dates Employed From _____ To _____ Postion/Rank _____
Supervisor Name _____ Phone _____

Aditonal Occupant Current Employer _____
Monthly Income \$ _____ Salaried Y/N _____ or _____ Commisioned Y/N _____
Dates Employed From _____ To _____ Postion/Rank _____
Supervisor Name _____ Phone _____

Personal Reference Information

Name _____ City/State _____
Daytime Phone _____ Relationship _____

PETS

List Pet type/breed/weight:

Authorization - Release of Information

I agree to permit an investigation of my credit, tenant history, criminal history, banking and employment for the purposes of renting from the owner or agent. I agree that the Broker/Property Manager may, at any time during the term of the lease, verify any information provided on this form. I also understand that the fee to process this application is \$40.00 per adult (over 18) and is non-refundable.

Applicant PLEASE PRINT _____

Signature _____ Date _____

Co-Applicant PLEASE PRINT _____

Signature _____ Date _____

**KARP PROPERTIES LLC
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