

**WORLD CLASS PROPERTIES**  
MANAGEMENT SERVICES

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524 3<sup>rd</sup> 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:

<u>Full Name:</u>	<u>Relationship to Applicant</u>
_____	_____
_____	_____
_____	_____

***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.

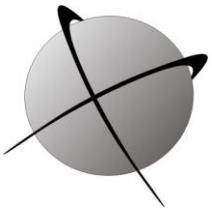
Furthermore, I understand that using a photocopy of this form may be necessary to complete verification of information and will be fully accepted as if it were an original.

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

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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 \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_

Applicant \_\_\_\_\_  
Past Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
SSN: \_\_\_\_\_

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

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Applicant

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Date

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

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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 \_\_\_\_\_

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Landlord signature

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Date

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Phone number

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

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