

FIRST OPTION PROPERTY MANAGEMENT

4526 6th Avenue, Tacoma WA, 98406

(253)830~2196 phone

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www.tacomahomerental.com

TENANT LEASE CREDIT APPLICATION

Date: _____ Interviewed by: Tammy & Amanda

Please print clearly

Names of All Persons to Occupy Property:

Applicant Name: _____ (full legal name)

Home Phone: _____ Cell: _____

Driver's License or ID Number: _____

Social Security Number: _____ Date of Birth: _____

Email address: _____

Employer: _____

Employer Address: _____

Employer Phone: _____

Contact Name: _____

Years Employed: _____ Monthly Income: _____

Current Address: _____ Rent Amount: _____

City: _____ State: _____ Zip Code: _____

Time at Address: _____ Current Landlord Name: _____ Phone: _____

Reason for Interest in

Moving: _____

If at current address for less than two years the following information must be provided:

Previous Address: _____ Rent Amount: _____

City: _____ State: _____ Zip Code: _____

Time at Address: _____ Previous Landlord: _____ Phone: _____

Have you ever used or gone by any other names? (maiden name) _____

Do you own a waterbed? If yes, renters insurance must be provided: _____

Primary's Banking Information

Bank Name: _____

Checking/Savings: _____

How do you intend to pay? Check Money Order Cash

Personal References

You must have known persons in this list for a minimum of one year. They must be local residents that may be contacted to verify eligibility.

Name & Phone: _____

Name & Phone: _____

Name & Phone: _____

Vehicle Information

Please list all vehicles that will occupy the designated parking areas. If there are additional vehicles found on the subject premise without the notification of the owner's agent, they may be towed at the complete expense of the owner.

Make & Model: _____ Color: _____ Plate Numbers: _____ State: _____

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Additional Vehicles: _____

Credit/Rental History

Have you ever filed bankruptcy? YES NO

When: _____ Where: _____

Have you ever been served an eviction notice? YES NO

When: _____ Where: _____

Circumstances: _____

Have you ever had an unlawful detainee (eviction) filed against you? YES NO

When: _____ Where: _____

Circumstances: _____

Have you ever intentionally withheld rent when it was due? YES NO

When: _____ Where: _____

Circumstances: _____

Have you ever been convicted of a **felony** or **misdemeanor**? YES NO

When: _____ Where: _____

Explain: _____

Address for the unit applied for: _____

How were you referred to our property listing?

Do you have any pets? If yes, please list type: _____

All pets must be approved by home owner. Due to insurance issues no aggressive breeds allowed eg. Dobermans, Pit Bull (Staffordshire terrier), Rottweilers.

Disclosure

I/ We the undersigned understand that First Option is the active authority for the above specified property, and that its agents, are authorized to enforce all policy and procedures as specified in any written documentation. The undersigned acknowledge that this written notice was received prior to the undersigned receiving or entering into any binding contract with First Option.

Notice of Radon Gas:

Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed federal safety levels and state guidelines have been found in this state. Additional information regarding Radon and Radon testing may be obtained from you county public health unit.

I/ We the undersigned declare that all of the information contained herein is correct in its entirety. I/ We also understand that any omissions or false information provided shall be immediate denial of application and/or termination of lease agreement with forfeiture of deposit for falsifying any statements that are to be used in the qualification of tenancy.

This shall not constitute any agreement by First Option, and the undersigned to lease, or as promissory to lease the above described premise.

Minimum qualifications for screening:

- 1) There are no serious omissions or "errors" on the application.
- 2) Total family size limited to 2 per bedroom.
- 3) At least one applicant income must be at least 2 times rent.
- 4) Applicant is at least 18 and has money for the deposit and first month's rent.
- 5) Meets requirements regarding smoking, pets, minimum period of occupancy, availability to move in, etc.
- 6) Has acceptable credit, references, employment/income, and rent histories.
- 7) No criminal or eviction histories (particularly last 7 years).
- 8) Acceptable co-signer (if required).
- 9) Personal hygiene and living habits meet basic standards.
- 10) Applicant is agreeable to landlord terms and conditions of tenancy.

It has been noted that there is a credit and screening fee due by the applicant in the amount of \$35.00. This is a one-time fee, and it is non-refundable. This shall be for the service of obtaining a credit report, and performing necessary background checks on any applicant. There shall also be an additional \$10.00 added fee per person that shall also reside at the above stated premise.

Signature of Applicant: _____ Date: _____

Signature of Account Manager: _____ Date: _____