



Canyon Wren Property Management

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Rental Application Instructions & Pet Qualifications

A rental application must be signed and processed on all prospective occupants 18 years of age or older. A non-refundable application fee of \$30.00 must be paid for each applicant.

You can fill out the application and pay the applicable fees online at: _____

All prospective occupants will be qualified on the following criteria.

1. Income/employment; 2. Credit; 3. Rental History and 4. Criminal History.

- All applicants must be 18 years or older and must provide a current acceptable form of ID.
- All occupants 18 years of age or older must completely fill out and sign a rental application and meet our qualifying criteria.
- Each occupant, 18 years of age or older, agree to pay a **\$30.00** non-refundable application fee. The application fee can be paid online or with a money order. No personal checks.

Income/Employment: Gross monthly income must be at least (2½) two and a half times the amount of the monthly rent. If employment/incomes do not meet the criteria, documentation of other supplemental income must be provided (i.e., savings, stocks/bonds, social security, trust fund income, educational grants, etc...)

- Employment must be current and verifiable for a minimum of (1) one year.
- Applicant to provide paystubs or other verification of employment for at least the previous 30 days.
- Other verifiable income equaling (2½) two and a half times the amount of the monthly rent.
- Verifiable income includes as confirmed by employer, trust officer, tax returns, or other satisfactory documentation as required.

Residency: Rental history will be verified for each applicant.

- Must have a minimum of (1) one-year verifiable rental/residence history.
- No more than (2) late payments in a 12-month period.
- No more than (1) one NSF in a 12-month period.
- No non-compliance issues that resulted in non-renewal or eviction

Credit: A credit report will be processed on each applicant.

- All applicants must have at least 75% positive credit.
- No credit history will be considered good credit.
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- Bankruptcy over (6) six months old will not be considered.
- If credit is below 75% positive, the applicant will be required to have a co-signer.
- Medical, Dental and Student loans will not be considered.

Criminal: Local and National Public Records search will be conducted on each Applicant.

Applicant Initials _____

Applicants MAY be denied for the following reasons:

- Prior or pending eviction
- Foreclosures within the past (3) three years with unresolved judgment.
- Monies owed to an apartment complex or Landlord.
- Bankruptcy in the last (6) six months or pending Bankruptcy.
- Conviction of any crime by applicant/occupant including misdemeanors/felonies involving weapons, children, gangs, prostitution, drugs, or violence; juvenile convictions that would have been a felony had the juvenile been an adult;
- Falsifying information on the application.

Equal Opportunity Housing: Brokerage does not and will not discriminate against any person based on race, color, religion, sex, handicap, familial status, national origin, or sexual orientation.

Pet Qualifications & Rules

- Applicant to provide photos of all dogs to be considered with this application.
- Certain breeds of dogs are not approved by the Owner and Canyon Wren Property Management. These breeds include, but are not limited to: Pit Bull, German Shepherd, Rottweiler, Doberman, Chow.
- Tenant is required to carry a liability policy naming the Owner and Canyon Wren Property Management as added insured parties.
- Tenant will be responsible for any and all damages caused by the pet(s) on the property or in the community and will indemnify and hold harmless Owner/Landlord/Management for, from and against any and all claims arising because of the pet(s).
- Tenant agrees that the pet(s) will be licensed in accordance with all applicable governmental provisions.
- Owner/Landlord and/or Management reserve the right to require Tenant to immediately remove the pet(s) at any time upon any violation of Tenant of these rules.

I have read, understand, and accept the above qualifying qualification and policies of Brokerage by which my application will be approved.

X _____

Applicant

Date