



Assets and Investments Management, LLC

Application Acceptance Policy

Thank you for your interest in Assets and Investments Management for your housing needs. The following is an overview of factors considered when evaluating your application for approval. Please make sure you read and understand the requirements before you apply, as all application fees are non-refundable. Applications are processed in the order they are received. Applications are not considered received until they are completed in full and the application fee has been paid.

Applicants

Every person over the age of 18 that will occupy the property must complete and sign an application, and provide a valid photo ID. There is a non-refundable application fee of \$40.00 per individual applicant and \$50.00 per married couple, required to process the application.

Employment

At least 12 months with the same employer or income source, or combined current/previous employment in the same job field. Applicants with a combined 12 months of consecutive employment in different job fields may qualify with an increased deposit.

Income

Each applicant (or married couple) must make a gross monthly income of at least 2x the monthly rent. Current paystubs or official documentation of income must be provided (i.e. tax records, SSI, retirement, etc.). Unverifiable income will not be considered. An applicant with weak or non-existent income may be considered with a qualified co-signer. Co-signers must make a gross monthly income of at least 3x the monthly rent.

Rental History

At least 12 months of verifiable rental history or homeownership. An application will be immediately denied for any of the following: 1) an outstanding balance with a prior Landlord, 2) an eviction or judgment from a prior Landlord, 3) a "would not re-rent" reference from a prior Landlord. Applicants with less than 12 months rental history, or rental history solely from family and/or friends may be considered with a qualified co-signer.

Criminal Background

An application will be denied as a result of a criminal conviction including but not limited to any of the following (within the last 10 years): sex crimes, drug or drug related crimes, crimes involving a firearm, fraud, theft, battery or a crime against another person or property. If you have a conviction that you are unsure of, please explain the circumstances prior to submitting an application.

Credit

A credit report will be obtained in considering your application. Approval is not score based. The report is evaluated as an indicator of an applicant's ability and willingness to meet financial obligations. If you have questions about items contained in your credit report, please discuss your concerns prior to paying the non-refundable application fee.

Co-Signers

A completed application, including application fee, must be received from an individual willing to co-sign. The co-signer must qualify in each area, without exception, and reside in the state of Idaho. The primary applicant's completed application must first be run before the option to qualify with a co-signer will be given. A co-signer must understand that they will be fully liable for any and all unpaid charges and/or damages in the event the tenant does not pay.

Security Deposit

All security deposits, including pet deposits, must be paid in full prior to taking possession of the property. Pet deposits and fees (for approved pets) are \$200.00 per cat or small dog under 20lbs, and \$400.00 per dog over 20lbs. An approved applicant may hold a property on deposit for up to 2 weeks. Any deposit paid by an approved applicant to hold a property is non-refundable if the applicant chooses not to move in to the property. A deposit must be received within 2 days of application approval or other applications will continue to be accepted.

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RENTAL APPLICATION

Property _____ **Desired Move-in** _____

Neatly complete all information below. All applicants over the age of 18 must complete and sign an application.

Applicant Name _____ Phone _____ DOB _____

Social Security # _____ Drivers License # _____ State _____ Expires _____

Current Address _____ City/St _____ How long? _____

Current Landlord _____ Phone _____ Rent Amt \$ _____

Previous Address _____ City/St _____ How long? _____

Previous Landlord _____ Phone _____ Rent Amt \$ _____

Present Employer _____ Position _____ Income \$ _____

Employer's Address _____ Phone _____ How long? _____

Previous Employer _____ Phone _____ How long? _____

Co-Applicant Name _____ Phone _____ DOB _____

Social Security # _____ Drivers License # _____ State _____ Expires _____

Current Address _____ City/St _____ How long? _____

Current Landlord _____ Phone _____ Rent Amt \$ _____

Previous Address _____ City/St _____ How long? _____

Previous Landlord _____ Phone _____ Rent Amt \$ _____

Present Employer _____ Position _____ Income \$ _____

Employer's Address _____ Phone _____ How long? _____

Previous Employer _____ Phone _____ How long? _____

Number of pets _____ Type/Breed _____ Weight _____ Age _____

Auto Yr _____ Make _____ Model _____ State/License Plate # _____

References: Name _____ Relationship _____ Phone _____

Name _____ Relationship _____ Phone _____

Emergency contact _____ Relationship _____ Phone _____

Have you ever been party to an eviction? Yes No

Have you ever been convicted of a felony? Yes No

Have you ever broken a lease? Yes No

Are you a registered sex offender? Yes No

Are applicants a married couple? Yes No Total # of adults _____ Total # of children under 18 _____

I CERTIFY that all information given herein is true and complete to the best of my knowledge. I authorize its verification and the obtaining of a credit report and criminal record. I agree that the landlord may, at any time, terminate any agreement entered into in reliance on any misrepresentation made in this application. Any deposits accepted prior to a lease agreement are considered non-refundable.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____

All application fees received to process prospective tenant applications are non-refundable.

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