



Application Requirements

Occupancy Policy

Occupancy is based on the number of bedrooms in a unit. Two persons are allowed per bedroom. Exceptions are made for children under the age of four. Children under the age of four are allowed as a third occupant when the child resides with the parent or other legal guardian.

Application Process

In order to be eligible for tenancy, all applicants must be pre-qualified through Gorge Rentals. This requires a complete tenant application, satisfactory credit, criminal background and public records check, and a \$35 non-refundable application and screening fee per applicant. **Application fees can be paid by credit card or money order only. Cash and personal checks are not accepted.**

Applicants will be notified of their eligibility within 5 working days of application receipt, provided complete and accurate information is given.

Once a rental unit is selected, you will be required to pay first month's rent, a refundable security deposit and a refundable pet deposit, if applicable. The security/pet deposits refunds are based on the condition of the property upon departure. **Move in costs must be paid by money order only. No personal checks are accepted.**

General Requirements

Positive photo identification will be required for all applicants over the age of 18. Applicants must be able to enter into a legal and binding contract.

Landlords will be contacted to verify previous tenancy. One year previous rental history is required.

Incomplete or false information will be grounds for denial.

Criminal Convictions

Upon receipt of the rental application and screening fee, a search shall be conducted of public records to determine whether any of the applicants have been convicted of any crime within the previous seven years. Convictions for any felony, or any misdemeanor involving theft, dishonesty, assault, intimidation, drug-related or weapons charges shall be grounds for denial.

Income Requirements

Monthly income should equal 3 times the stated monthly rent. If monthly income does not equal 3 times the stated monthly rent, an additional security deposit equal to a full month's rent may be required.

Verifiable income will be required for all unemployed applicants. (Verifiable income may include, but is not limited to, bank accounts, alimony/child support, trust accounts, social security, unemployment, welfare). Self-employed applicants will be required to show proof of income through copies of previous year's tax returns.

Your application will be denied if your source of income cannot be verified.

Employment Requirements

One year verifiable employment is required.

Self-employed applicants will be verified through the state. A recorded business name or corporate filing will be sufficient to meet employment requirements.

You will be denied if you are unemployed and an alternative source of income cannot be verified.

Credit Requirements

A credit report will be run on all applicants. Good credit is required to be eligible for tenancy.

Bankruptcies filed within 6 months from application date will be denied. Prior bankruptcies will be reviewed on a case-by-case basis.

GORGE RENTALS PROPERTY MANAGEMENT, INC.
RENTAL APPLICATION

PLEASE COMPLETE THE ENTIRE RENTAL APPLICATION. INCOMPLETE APPLICATIONS MAY RESULT IN DENIAL OF TENANCY.

ALL PARTIES OVER 18 YEARS OF AGE INTENDING TO OCCUPY THE HOME MUST COMPLETE AN APPLICATION.

APPLICATIONS CAN BE MAILED OR BROUGHT TO THE OFFICE. **APPLICATION FEES OF \$35** PER APPLICANT MUST ACCOMPANY ALL APPLICATIONS TO BE CONSIDERED FOR TENANCY.

APPLICATION FEES CAN BE PAID BY CREDIT CARD, MONEY ORDER OR CASH ONLY.

Rental Property Address: _____

Desired Move In Date: _____ Length of Tenancy: _____

APPLICANT INFORMATION:

Applicant #1 (full name): _____

Social Security Number: ____ - ____ - ____ DOB: ____ / ____ / ____

Mailing Address _____

Home Phone: _____ Work Phone: _____

Driver's License / ID Number: _____ State: _____

Email Address _____

APPLICANT VEHICLE(S):

Make/Model: _____ License Plate: _____ Year: _____

Make/Model: _____ License Plate: _____ Year: _____

APPLICANT EMPLOYMENT HISTORY:

Current Employer:

Name and Address: _____

Phone: _____ Job Title: _____

Supervisor: _____ Supervisor Phone: _____

Length of Employment: Begin _____ Still employed? (check one) yes no

Previous Employer(s):

Name and Address: _____

Phone: _____ Job Title: _____

Supervisor: _____ Supervisor Phone: _____

Length of Employment: Begin _____ End _____

Reason for Leaving: _____

Previous Employer(s):

Name and Address: _____

Phone: _____ Job Title: _____

Supervisor: _____ Supervisor Phone: _____

Length of Employment: Begin _____ End _____

Reason for Leaving: _____

RESIDENCE HISTORY:

Current Address: _____

Dates Lived at This Address: From _____ to _____

Reason for leaving: _____ Monthly Payment \$ _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Previous Address: _____

Dates Lived at This Address: From _____ to _____

Reason for leaving: _____ Monthly Payment \$ _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Previous Address: _____

Dates Lived at This Address: From _____ to _____

Reason for leaving: _____ Monthly Payment \$ _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

APPLICANT INCOME:

Gross Monthly Employment Income Before Deductions: \$ _____

Gross Monthly Income From Other Sources (average): \$ _____

TOTAL GROSS MONTHLY INCOME: \$ _____

APPLICANT CREDIT and FINANCIAL INFORMATION:

Bank and Financial Accounts

Checking:

Institution Name _____ Branch _____

Savings:

Institution Name _____ Branch _____

Other (money market, etc)

Institution Name _____ Branch _____

Credit Accounts

Type _____ Creditor _____ Amt Owed \$ _____ Monthly Payment \$ _____

Type _____ Creditor _____ Amt Owed \$ _____ Monthly Payment \$ _____

Loans: (mortgage, student loan, car, etc.)

Type _____ Creditor _____ Amt Owed \$ _____ Monthly Payment \$ _____

Type _____ Creditor _____ Amt Owed \$ _____ Monthly Payment \$ _____

MISCELLANEOUS: (check appropriate answer)

Number of people to occupy the home: _____

Names and ages of children under 18 years of age: _____

Do you have pets? yes no If so, describe _____

Do you, or anyone in your household, smoke? yes no

Do you plan to have water filled furniture on the rental property? yes no

If yes, explain: _____

Have you ever been evicted? yes no

If yes, explain: _____

Have you ever been convicted of a felony? yes no

If yes, explain: _____

Have you ever filed for bankruptcy? yes no

If yes, explain: _____

APPLICANT PERSONAL REFERENCES:

Name: _____ Relationship: _____

Address: _____ Phone: _____

Known this reference how long? _____

Name: _____ Relationship: _____

Address: _____ Phone: _____

Known this reference how long? _____

APPLICANT EMERGENCY CONTACT INFORMATION:

Contact in Emergency (Name): _____

Emergency Contact Address: _____

Phone: _____ Relationship: _____

I hereby certify and affirm that all information provided above is true and correct. I fully understand that my lease or rental agreement may be terminated if I have made any false, misleading or incomplete statement in this application. I hereby authorize verification of all information provided in this application, including financial and credit information, via credit bureaus and/or contact with current and previous employers, current and previous landlords and personal references.

APPLICANT

DATE

APPLICANT

DATE