

ERA PROPERTY MANAGEMENT RENTAL CRITERIA

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental in our company. Applicants are judged on the same standards, one person or family at a time, on first come-first served basis.

\$40.00 NON-REFUNDABLE APPLICATION FEE – Each applicant/cosigner/tenant is required to pay an application fee. Cosigners for application are subject to the same rental criteria.

IDENTIFICATION – All applicants over the age of 18 must provide current photo identification at the time of application.

EMPLOYMENT REQUIREMENTS – Employment will be verified. At a minimum, employment history should reflect six months with current employer and/or six months with previous employer.

INCOME REQUIREMENTS – The combined gross income of all persons living in the rental must be two times the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a cosigner and/or savings account statements showing a minimum balance equal to 12 months of rental payments.

RENTAL HISTORY – Applicants must provide name, address, and dates of tenancy for previous landlords for one year. An application will not be approved if there are any previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed to another rental company.

CREDIT HISTORY – Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the last 18 months. Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full. Applicants with past due accounts and collections can qualify after verification that attempt is being made to pay past due balances.

CRIMINAL HISTORY – Your application will be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property and/or other residents or neighbors.

STUDENTS – Full-time students can qualify with written verification of financial aid, parental support or scholarships.

ERA Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, national origin, or source of income.



APPLICATION TO RENT

Individual applications required from each adult occupant (All sections must be completed)

Date _____ Time _____

Last Name _____ First Name _____ Date of Birth _____

Social Security # _____ Driver's License # _____ State _____

Home Phone _____ Work Phone _____ Alternate Phone _____

- Present Address _____ City _____ State _____ Zip _____
 Date In: _____ Date Out: _____ Owner/Manager Name _____ Phone _____
 Reason for Leaving _____
- Previous Address _____ City _____ State _____ Zip _____
 Date In: _____ Date Out: _____ Owner/Manager Name _____ Phone _____
 Reason for Leaving _____

Name & Age Of Other Occupants	Age	Name	Date of Birth	Social Security #	Drivers License #

- Present Occupation _____ Employer Name _____
 How Long _____ Name of Supervisor _____ Phone # _____
 Address _____ City _____ State _____ Zip _____

Current Gross Income _____

- Prior Occupation _____ Employer Name _____
 How Long _____ Name of Supervisor _____ Phone # _____
 Address _____ City _____ State _____ Zip _____

Name of Bank _____ Address _____ Checking _____ Savings _____

List Financial Obligations:

Creditor Name	Address	Phone #	Monthly Payment

In case of Emergency Contact: _____ Phone # _____ Relationship _____

Have you ever been arrested convicted/accused of a crime against persons or property, or drug/alcohol related crimes? _____

Filed a petition in Bankruptcy? _____ Have you ever been evicted? _____

Do you smoke? _____ Do you have any pets? _____ If so what kind _____

Applicant represents that all of the above statements are true and correct and hereby authorizes verification of the above items including but not limited to the obtaining of credit reports and agrees to furnish additional credit references on request. Applicant also attests that all occupants of the apartment will be legal to reside in the United States.

The undersigned makes application to rent housing accommodations designated as: _____

The rental for which is \$ _____ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including deposits, before occupancy. An application fee of \$ _____ is non-refundable.

DATED: _____ 20 _____

Signed: _____

DATED: _____ 20 _____

Signed: _____

All applications will be reviewed in the order received and judged based on the attached rental criteria. Owner does not discriminate on the basis of race, color, religion, gender, national origin, disability, familial status or source of income.

Consumer Authorization to Obtain Consumer Report

“I hereby authorize ERA Property Management to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records and/or any other necessary information. **I hereby expressly release ERA Property Management, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies.”**

Applicant Signature: _____

Date: _____