

Rowley Properties/Wildwood Apts.

425/392-6407

Tenant Screening
Provided By



Telephone
(425) 271-8065
1-800-289-8065

Fax
(425) 227-9246
1-800-289-9246

MANAGER /RENTAL AGENT NAME _____
PROPERTY ADDRESS (if different from above) _____
Full Tenant Screening LEASE MONTH TO MONTH
Credit and Courts UNIT # _____
Credit Only RENTAL PAYMENT: _____
MOVE IN DATE: _____

VISUAL PROOF OF DRIVER'S LICENSE/STATE ID PROVIDED: YES NO **USE SEPARATE APPLICATIONS FOR EACH APPLICANT OTHER THAN SPOUSE**
APPLICANT INFORMATION — Driver's license or photo ID must be provided. Incomplete or false information may result in denial.

LAST NAME: _____ FIRST NAME: _____ MIDDLE NAME: _____ SOCIAL SEC. #: _____
DRIVER'S LICENSE # _____ ISSUED DATE FROM WHICH STATE?: _____ DATE OF BIRTH: _____
ADDRESS SHOWN ON DRIVER'S LICENSE: _____ CITY: _____ STATE: _____ ZIP CODE: _____

SPOUSE INFORMATION — Driver's license or photo ID must be provided. Incomplete or false information may result in denial.
LAST NAME: _____ FIRST NAME: _____ MIDDLE NAME: _____ SOCIAL SEC. #: _____
DRIVER'S LICENSE # _____ ISSUED DATE FROM WHICH STATE?: _____ DATE OF BIRTH: _____
ADDRESS SHOWN ON DRIVER'S LICENSE: _____ CITY: _____ STATE: _____ ZIP CODE: _____

APPLICANT AND SPOUSE RESIDENCE HISTORY AT LEAST TWO YEARS. Incomplete or false information may result in denial.
PRESENT ADDRESS: _____ APT # _____ CITY: _____ STATE: _____ ZIP: _____
DO YOU: OWN RENT LIVE WITH RELATIVES SCHOOL DORMITORY OTHER _____
YOUR AREA CODE + PHONE # () _____ MONTHLY PAYMENT AMT. \$ _____ FROM: _____ TO: _____ DATES _____
CURRENT APT/MORTGAGE OR LANDLORD NAME: _____ CITY: _____ STATE: _____ DAYTIME LANDLORD PHONE # () _____ EVENING LANDLORD PHONE # () _____

REASON FOR MOVING: _____
PREVIOUS ADDRESS: _____ APT # _____ CITY: _____ STATE: _____ ZIP: _____
DO YOU: OWN RENT LIVE WITH RELATIVES SCHOOL DORMITORY OTHER _____
PREVIOUS APT/MORTGAGE OR LANDLORD NAME: _____ CITY: _____ STATE: _____ MONTHLY PAYMENT AMT. \$ _____ FROM: _____ TO: _____ DATES _____
REASON FOR MOVING: _____ CITY: _____ STATE: _____

APPLICANT'S EMPLOYMENT: Paycheck stubs, tax returns or letters of hire/transfer may be required.
CURRENT EMPLOYER: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
POSITION: _____ SUPERVISOR'S NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
MONTHLY SALARY: \$ _____ FROM: _____ TO: _____ EMPLOYMENT DATES: _____ FULL TIME PART TIME TEMPORARY
PREVIOUS/ADDITIONAL EMPLOYER: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
MONTHLY SALARY: \$ _____ FROM: _____ TO: _____ EMPLOYMENT DATES: _____ FULL TIME PART TIME TEMPORARY
SPOUSE'S EMPLOYMENT: Paycheck stubs, tax returns or letters of hire/transfer may be required.
CURRENT EMPLOYER: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
POSITION: _____ SUPERVISOR'S NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
MONTHLY SALARY: \$ _____ FROM: _____ TO: _____ EMPLOYMENT DATES: _____ FULL TIME PART TIME TEMPORARY
PREVIOUS/ADDITIONAL EMPLOYER: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # () _____
MONTHLY SALARY: \$ _____ FROM: _____ TO: _____ EMPLOYMENT DATES: _____ FULL TIME PART TIME TEMPORARY

LIST ALL OTHER PROPOSED OCCUPANTS.
NAME: _____ AGE: _____ RELATIONSHIP: _____ NAME: _____ AGE: _____ RELATIONSHIP: _____
CAR MAKE: _____ YEAR: _____ MODEL: _____ LICENSE # _____ CAR MAKE: _____ YEAR: _____ MODEL: _____ LICENSE # _____
NAME OF NEAREST RELATIVE: _____ RELATIONSHIP: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # _____
EMERGENCY CONTACT: _____ RELATIONSHIP: _____ ADDRESS: _____ CITY: _____ STATE: _____ AREA CODE + PHONE # _____
ADDRESS SHOWN ON CHECKING ACCT: _____ CITY: _____ STATE: _____ PHONE # () _____ ACCT # _____
BANK OR SAVINGS & LOAN CO. _____ CITY: _____ STATE: _____ PHONE # () _____ ACCT # _____

ADDITIONAL INCOME: APPLICANT \$ _____ SPOUSE \$ _____
WILL YOU HAVE PETS IF YES YES NO LIST PET TYPES _____ DO YOU HAVE WATERBED? YES NO DO YOU SMOKE? YES NO

LIVING IN THE UNIT? YES NO HAVE YOU EVER BEEN EVICTED OR LEFT A LANDLORD OWNING MONEY? YES NO HAVE YOU EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? YES NO

I understand I acquire no rights in an apartment or subject property until I sign this agreement and submit a holding fee in the amount of \$ _____. Upon approval of this and the signing of a rental agreement, this fee will be credited against my deposit and/or my first month's rent in consideration for landlord holding said apartment or subject property at _____. I hereby waive all rights to the return of said holding fee and said fee shall be retained as liquidated damages in the event I do not choose to enter into the agreement applied for herein, in the event said application for tenancy is not accepted. NON-REFUNDABLE APPLICATION FEE \$ _____.
In accordance with State and Federal laws you are hereby notified that an investigation may be made by Alliance 2020 of the information you provided on this Application, together with information as to your character, general reputation, personal characteristics, and mode of living. You have the right to dispute the accurate disclosure of the nature and scope of the investigation and/or a written summary of your rights under the Fair Credit Reporting Act. Direct all inquiries to Alliance 2020, P.O. Box 4248, Renton, WA 98057.
I/We certify that to the best of my/our knowledge, all statements made herein are true and correct. I/We authorize Alliance 2020 to obtain such credit reports, character reports, verification of rental and employment history as it deems necessary to verify all information set forth in the above Application, and provide an investigative report to the undersigned landlord. I/We further understand that false, fraudulent or misleading information disclosed above may be grounds for denial of tenancy or subsequent eviction.
Signed _____ Applicant Signed _____ Landlord
Signed _____ Applicant Signed _____ Landlord
Dated _____ Dated _____

APPLICATION CHECKLIST:

- IDENTIFICATION: Copy of Drivers License, State ID, Social Security Card, Other
- APPLICATION: Copy of Application for each applicant as receipt of \$38.00 application fee and \$300.00 security deposit
- PAYMENT: Copy of Payment (Check, Credit Card Receipt, etc.) used for Deposit/Fee

SUMMARY OF LEASE TERMS

Building: _____ Lease Start Date: _____
 Unit: _____ Lease End Date: _____
 Lease Length: _____

SUMMARY OF COSTS

Charge Description	Charges	Paid	Owes	Due Date
Application Fee <i>(Non-Refundable \$38.00)</i>	\$38.00			
1 st Month's Rent				
Security Deposit <i>(Refundable \$300.00)</i>	\$300.00			
Cleaning Fee <i>(Non-Refundable \$200.00)</i>	\$200.00			
Pet Deposit <i>(Refundable \$100.00 Per Pet)</i>				
Pet Cleaning Fee <i>(Non-Refundable \$150.00)</i>				
Other				
TOTALS:				

PETS

All dogs, poisonous creatures, and snakes over 3 feet long are prohibited. See above for deposits and fees.

Pet Type	Breed	Color	Weight	Gender	License #
1:					
2:					

VEHICLES

Vehicles to be parked on premises – 2 maximum per unit.

Car	Make	Model	Year	Color	License Plate #	State
1:						
2:						

Applicant(s) is/are at least 18 years of age, certifies the above information is complete, true and correct, and hereby authorizes Landlord to make inquiries deemed necessary to verify the same. Verification will include but not be limited to securing a credit report, character reports, civil and/or criminal records, and rental history as needed to verify all the information put forth in this application or a copy of it at applicant's expense. Applicant is aware that an incomplete application causes delay in processing and may result in denial of tenancy. Applicant understands that false, fraudulent or misleading information may be grounds for denial of tenancy. Credit history, character reports, civil and/or criminal records, rental history, and other factors will determine if this application is acceptable to the Landlord.

Applicant(s) hereby submits this application along with \$300.00 to be applied towards the security deposit and \$200.00 unit-cleaning fee. This deposit will be held as liquidated damages in the event that applicant chooses not to enter into the agreement applied for herein. In such case, applicant waives all rights to the return of the deposit. In the event that this application is not accepted, the full deposit of \$300.00 will be returned in full to the applicant.

Applicant(s) hereby submits a NON-REFUNDABLE \$38.00 application-processing fee. In compliance with the Fair Credit Reporting Act, this is to inform that a credit investigation involving the statements made on this application for tenancy at the above property is being initiated. If applicant is denied tenancy due to the credit report, applicant may obtain a free copy of the report from the bureau it was obtained (Alliance 2020 1-800-289-8065).

Applicant(s) understands and agrees the balance of the security deposit and additional pet deposit, if any, will be paid in full within 14 days of acceptance or upon execution of the lease agreement, whichever occurs first.

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

LANDLORD: Rowley Properties, Inc.

Leasing Agent Signature: _____ Date: _____

Leasing Agent acknowledges receipt of \$300.00 deposit and \$38.00 application fee in the form of _____ on _____ / _____ /200_____.

CORPORATE OFFICER USE ONLY

I have reviewed the application for tenancy and I:

- ACCEPT applicant(s) as tenant(s)
- ACCEPT applicant(s) as tenant(s) subject to the following terms: _____

DENY applicant(s) tenancy

Corporate Officer Signature: _____ Date: _____