

Criteria for Approval

We ask that you view the property you are applying for, with a showing agent before submitting an application. All listing information is provided by the managing or leasing agent, is deemed reliable but is not guaranteed, and should be independently verified. Properties will not be held in any form without an approved application and receipt of a money order deposit.

Application Fee Only \$30!

The application fee for the credit check is \$30.

JPM requires the following for an application to be approved:

Rental requirements are subject to change based on specific property owner's requirements. Review our website for full approval criteria.

- No applicant may be a registered sex offender. Felonies and violent crimes are handled on a case by case basis, which may result in a denial.
- All parties on the rental agreement must have a combined gross monthly income of three times the monthly rental payment for the property.
- The primary wage earner must have good established credit. Qualified credit will have 60% of listed accounts in current standing with a minimum of 4 current (non-deferred, non-delinquent, non-collection) open accounts. There cannot be unpaid liens or judgments on record. There cannot be unpaid accounts to prior property management companies.
- There cannot be a prior eviction on record.
- A good rental reference from the previous landlord. A good rental reference consists of limited late payments, limited negative file notes, proper 30-day written notice given, and property left in good condition.
- Dogs are required to have proper city or county licensing provided with application.
- Johnson Property Management must be made aware of any initial accommodation request at time of application submission. Proper documentation may also be required.
- Johnson Property Management follows HUD guidelines, for more information please visit hud.gov. Published HUD guidelines are senior to all JPM procedures.

If the above requirement is not met, JPM will require the following:

- A qualified co-signer residing in the State of Idaho.
- A qualified co-signer will need to meet the normal (above listed) approval requirements.
- Co-signers are asked to be present at the rental agreement signing.
- Co-signers remain on the agreement until the property is vacated in full.

Rental Application

PROPERTY ADDRESS BEING APPLIED FOR: _____

PLEASE FILL OUT APPLICATION IN FULL, INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. IF NOT APPLICABLE PUT "N/A".

NAME OF TENANT:	DATE OF BIRTH:	SOCIAL SECURITY NO: _____ - _____ - _____	
NAME OF CO-TENANT:	DATE OF BIRTH:	SOCIAL SECURITY NO: _____ - _____ - _____	
PRESENT ADDRESS:	CITY:	STATE:	ZIP:
PHONE:	EMAIL:		
CO-TENANT PHONE	CO-TENANT EMAIL:		
HOW LONG AT PRESENT ADDRESS:	LANDLORD:	RENT AMT:	PHONE: WHY MOVING?
PREVIOUS ADDRESS: :	CITY:	STATE:	ZIP
OCCUPANTS RELATIONSHIP:	CHILDREN/AGES:	PETS/BREED:	
CAR MAKE:	YEAR:	MODEL:	COLOR: LICENSE NO:

OCCUPATION

	PRESENT OCCUPATION*	PRIOR OCCUPATION	CO-TENANT'S OCCUPATION
EMPLOYER			
OCCUPATION			
FULL TIME OR PART TIME			
BUSINESS ADDRESS			
BUSINESS PHONE			
TYPE OF BUSINESS			
NAME AND TITLE OF SUPERVISOR			
HOW LONG EMPLOYED			
MONTHLY GROSS INCOME			

If employed or self employed less than 2 years, give same information on prior occupation.

REFERENCES

PERSONAL REFERENCE	ADDRESS	PHONE	LENGTH OF ACQUAINTANCE	OCCUPATION
NEAREST RELATIVE	ADDRESS	PHONE	CITY	RELATIONSHIP

Do you smoke? _____

Have you ever been evicted from tenancy? _____

Have you ever been charged or convicted with a felony? _____

Have you ever willfully and intentionally refused to pay rent when due? _____

Have you seen the property you are applying for with a showing agent? _____

I DECLARE THAT THE FORGOING INFORMATION IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF A CONSUMER CREDIT REPORT. I AGREE THAT LANDLORD MAY TERMINATE ANY AGREEMENT ENTERED INTO IN RELIANCE OF ANY MISSTATEMENT MADE ABOVE. ALL SECURITY DEPOSITS TENDERED ARE NON REFUNDABLE UNTIL A RENTAL AGREEMENT IS SIGNED. I DECLARE THAT I HAVE REVIEWED ALL LISTED CRITERIA FOR APPROVAL.

_____ APPLICANT

_____ APPLICANT

_____ DATE

_____ DATE

Johnson Property Management, LLC
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