



ABOVE & BEYOND
Property Management

607 Professional Dr. Suite 3

Bozeman, MT 59718

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406-551-2093 (Office) (406) 551-6922 (Fax)

APPLICATION CHECKLIST:

Dear Applicant, our goal is to process your application within 72 hours. To help us attain that goal, this application **will not** be accepted unless all of the below items are completed:

___ **Read Through the Entire Application**

___ Provide **ALL Phone Numbers, Addresses, E-Mails** as requested and **complete each page** of the application and sign where noted. Please write N/A in lines that do not pertain to your situation.

___ **2 Months of Most Recent Itemized Bank Statements.** Statements **MUST** show the names on the accounts, the account numbers and the balance

___ **Residence History** section must be completed. If you have not rented but have owned a home in the past 2 years, please indicate.

___ **Sources of Income (Check all that apply):**

___ Employment (2 Most Recent Paystubs)

___ Trust Fund (Account Statement w/ Balance and Applicant Names)

___ Social Security, Disability, Sect 8 Voucher/Award Letters

___ Financial Aid (Award Letter/Semester)

___ Housing Stipend, Child Support, Gift Fund Letter

___ Divorce Decree or other Settlements (If applicable)

___ OTHER, Please verify _____

___ **Self-Employed Applicants MUST** provide at least 1 Year of previous tax returns, 1099 or Financial Statements. If this cannot be done, you may be asked for a 3rd Party Guarantee or other forms of income verification.

___ Valid Vehicle Registration(s)

___ Copy of your Valid Driver's License or Valid State Identification

___ \$35 Application Fee/Person over the age of 18 (Check, cash, money order or credit cards are accepted). 3.5% processing fee applies to all credit card charges.

___ All applications not handed into Management, in person, during normal operating hours will need to be notarized before they will be accepted. Proof of renters' insurance must be provided to Above & Beyond Property Management within 3 days of signing a residential lease agreement.

RENTAL APPLICATION

APPLICANT NAME: _____

PROPERTY ADDRESS: _____

RENTING POLICIES & PROCEDURES

Above and Beyond Property Management thanks you for looking to us for assistance with your residential housing needs. The owners of the properties we manage and their tenants include our co-workers, employees, neighbors, family and friends. Therefore, we feel an obligation to ensure that properties managed by Above and Beyond Property Management are rented and maintained in a manner that protects the quality of the dwellings and of the neighborhoods where our tenants reside. For this reason, Above and Beyond Property Management utilizes a thorough screening process of all applicants for tenancy based on a set of objective criteria listed below.

Once you have selected a rental, you must complete, sign, and return the following Rental Application Form. Each person over the age of 18 years who intends to reside in the subject Dwelling Unit must submit a separate Rental Application, regardless of familial/marital status or relationship to any other applicant for tenancy. There is a **\$35.00 FEE PER APPLICATION** which covers the cost of processing your application and obtaining your credit report. **If you are financially supported by someone other than yourself or if you have poor/no credit, you will also need a co-signer to complete a Third Party Guaranty Form. There is an additional \$25.00 handling fee if a Third Party Guaranty is required.** The Application and Third Party Guaranty Fees must be paid by Money Order, Check, Credit Card (plus 3.5% processing fee) or Cash, and are due upon submission of each application. The **APPLICATION AND THIRD PARTY GUARANTY FEES ARE NOT REFUNDABLE.** A photo ID will be requested at the time you submit your application.

In order for an Applicant to be considered for tenancy, the Applicant must meet the following minimum requirements. If any of the following requirements are not met, a Third Party Guarantee will be required:

1. **Sufficient Income** –Two and half times the rental amount per month net income or a Third Party Guaranty is required. Income may be combined by multiple Applicants for the same Dwelling Unit. (Permanent employment of at least 4 months at the same job is preferred).
2. **Verifiable Good Credit** - Credit reports will be checked with a national credit bureau. A minimum credit score or an average credit score between multiple applicants must be at least 625 or else a Third Party Guaranty will be required. If an applicant does not have any credit a Third Party Guaranty will be required.
3. **Good Previous Rental History** - Above and Beyond Property Management will make a reasonable attempt to contact previous landlord(s) and/or mortgage holder(s) submitted by Applicant; however, the ultimate responsibility for supplying this information to Above and Beyond Property Management lies with the Applicant. Above and Beyond Property Management reserves the right to decline tenancy on the basis of our inability to contact the references provided.
4. **Complete Application** - This six-page application must be completed in its entirety. Failure to complete the entire application may delay processing or result in a denial of the application. Complete applications will be processed in the order in which received. Request by Management for additional paperwork must be received within 24 hours of the request or Management may move on to another set of applicants. All applications not handed into Management, in person, during normal operating hours will need to be notarized before they will be accepted. This includes Third Party Guaranty applications.

Above and Beyond Property Management makes every effort to process applications within 72 hours of submission; however, processing can take several days due to inability to contact previous landlords, employers or other references. Applicants are encouraged to check on the status of an application, particularly if you have not received a response from Above and Beyond Property Management within 48 (business day) hours of submission. Applications will not be “pre-screened” outside the standard process under any circumstances and incomplete or falsified applications may be rejected without further notice. All applications submitted become the property of Above and Beyond Property Management. We cannot guarantee any unit you have seen to be available by the time your application is processed. Dwelling Units are rented to the first approved applicant with the full security deposit paid within 24 hours of approval. A security deposit will not be accepted until the Rental Application is approved. Proof of renters’ insurance must be provided within 3 days of signing a residential lease agreement.

If your application is approved and your move-in date is not immediate, a security deposit will be collected in advance. We will reserve a property for you up to fourteen days in advance of your first paid move in date with receipt of a full security deposit for the property applied for. Subject to the terms and conditions of your Rental Agreement, the Security Deposit is fully refundable within 30-days of move-out, depending upon the condition of the unit (in terms of damage and cleaning), balance of unpaid rent due and/or any other unpaid financial obligations owing at the time of departure. **All security deposits and first month’s rent shall be paid via money order or cashiers’ check only.** Those **Dwelling Units that allow pets require payment of an additional Security Deposit of \$500 per pet minimum** as specified in the individual Rental Agreements of such units. Please be aware that only select properties allow pets and the presence of unauthorized pets in a Dwelling Unit is grounds for collection of additional fees and/or immediate termination of lease under our standard Rental Agreement.

DISCLOSURE AND AUTHORIZATION

The undersigned Applicant declares that the information contained in this Rental Application is true, complete and correct, and understands and agrees that any false statements or representations identified herein may result in rejection, without further notice, of this and any future applications for tenancy in housing managed by Above and Beyond Property Management. The undersigned specifically authorizes and directs any and all persons or entities named by Applicant herein to receive, provide, and exchange with Above and Beyond Property Management, it’s principals, agents and employees, any information pertaining to me, including but not limited to confidential information pertaining to my credit and payment history, the opinions and recommendations of my personal and employment references, my rental history, my criminal history, my driving record, my military background, my civil listings, my educational background, and any professional licenses. I hereby waive any right of action now or hereafter accruing against any person or entity as a consequence of the release or exchange of such confidential information. By my signature below, I authorize the investigation and release of any and all information pertaining to the statements and representations contained herein, including but not limited to release of my confidential credit report to Above and Beyond Property Management, it’s principals and/or the owner(s) of any property which I am applying to occupy.

I further understand and agree that Above and Beyond Property Management will rely upon this Rental Application as an inducement for entering into a rental agreement or lease of real property and I warrant that the facts, matters and information contained in this Application are true, complete and correct to the best of my knowledge and belief. If any facts subsequently prove to be untrue or inaccurate in the sole discretion and determination of Above and Beyond Property Management, Above and Beyond Property Management may terminate my tenancy immediately and collect from me any damages incurred including reasonable attorney’s fees resulting therefrom. The Rental Application and Third Party Guaranty are an integral part of the rental agreement and will be used in conjunction with all legally binding documents and/or agreements. After executing a rental agreement (“lease”) with Above and Beyond Property Management, I understand that I am responsible for reporting any changes in the personal information contained herein, including but not limited to change of name, phone number(s), financial and employment information within 48 hours.

I understand that Above and Beyond Property Management reserves the right, in its sole discretion, to report to national credit reporting agencies my failure to fulfill any of the terms of any rental agreement subsequently executed by me, including any amendments, renewals or extensions thereof. Subsequent consumer credit reports may be obtained and utilized under this authorization in connection with any update, renewal, modification, or extension of any Rental Agreement including any amendments thereto or regarding any collection matter pertaining to, arising from or in conjunction with, the rental or lease of a residence for which application was made.

Beginning at the time that I tender a deposit for a property which I intend to lease, and Above and Beyond Property Management accepts such deposit, I agree to lease the property according to the terms and conditions of the lease agreement for that property, although at the time a written lease may not be signed. The starting date for my occupancy of the property will be the first day the property is made available for lease or an agreed upon date if different from that date. I agree that the lease agreement shall be in full force and effect from the time that my deposit is accepted, even if the initial occupancy date is after the date that the deposit is accepted.

Above and Beyond Property Management welcomes all applicants and supports the precepts of equal access and "Fair Housing." Above and Beyond Property Management will not refuse access to any housing, accommodation, or other interest in property or otherwise discriminate against an applicant on the basis of age, sex, race, religion, marital/familial status, physical or mental handicap, color, creed, ethnicity, national origin or sexual orientation.

NOTICE OF THE CONTRACTUAL RELATIONSHIP BETWEEN THE PROPERTY OWNER AND ABOVE AND BEYOND PROPERTY MANAGEMENT LLC: Above and Beyond Property Management is the sole and exclusive agent of the Owner of the properties listed for rent or lease and represents the Property Owner's interest in any and all transactions related to the rent or lease of said property.

I understand that I have the right to make written request within a reasonable period of time to the "Service Provider" (Trak-1) for additional information concerning the nature and scope of investigation. I acknowledge that I have voluntarily provided the above information and I have carefully read and I understand this authorization.

Applicant Signature _____

Date _____

Time _____

Time _____

Notary Seal

Please let us know how you heard of our Property Management Company:

Chronicle Referral Internet Signage _____

Other: _____

PERSONAL INFORMATION :

Applicant's Full Name: _____

Have you ever used another name(s)? Y / N If yes, name(s)

Driver's License # _____

Date of Birth: _____

Social Security Number: _____ - _____ - _____

Current Phone #: _____

E-mail Address: _____

Cell Phone #: _____

List any other persons who will reside with you below (Include age and relationship):

Have you ever been exposed to bed bugs or a similar bug infestation? Y/N

If so, please explain: _____

Do you have pets? Y / N If yes, how many? _____ What type(s)? _____

Breed(s)? _____

Age(s)? _____ Weight(s)? _____

Gender(s)? _____

Do any of the people who will be residing in this unit smoke? Y / N

If you own the following, please check: Vacuum Cleaner Hose and Sprinkler

Lawn Mower

Do you have any special needs or requirements that we need to be aware of? Y / N

If yes, please describe _____

Name of nearest living relative _____ -

_____ Phone _____ Relationship _____

Who should we contact in case of emergency? _____

Relationship _____ Phone _____ Address _____

RESIDENCE HISTORY :

Present Address _____ How long at this address?
From _____ To _____

City _____ State _____ Zip _____ Rent/Mort. Amount: \$ _____

Present Landlord or Mortgage Holder _____ Telephone _____

Reason for moving _____

Is your lease expired? Y / N If not, when is your lease expiration date? _____

Previous Address _____ How long at this address? From _____
To _____

City _____ State _____ Zip _____ Rent/Mort. Amount: \$ _____

Previous Landlord or Mortgage Holder _____ Telephone _____

Reason for moving _____

Have you ever been the subject of an eviction proceeding or settlement whether or not a suit was actually filed? Y / N

If yes, please explain, including dates, rental premises address, and contact information for property owner and property manager:

***Applicant**

Signature: _____ **Date:** _____

CRIMINAL HISTORY

1. Have you or any other intended occupant, including minors, ever been charged (whether or not resulting in a conviction) or convicted, or pleaded guilty or “no contest” to a felony?

Yes _____ No _____

2. Have you or any other intended occupant, including minors, ever been convicted of or pleaded guilty or “no contest” to a misdemeanor involving sexual misconduct or the manufacturing of drugs whether or not resulting in a conviction?

Yes _____ No _____

3. Are you or any other intended occupant, including minors, required to register as a Violent or Sex Offender in any jurisdiction? Yes _____ No _____

EMPLOYMENT INFORMATION:

Employed By _____ How Long? _____
_____ Yrs _____ Mos.

Employers Address _____ Telephone _____

Position _____ Monthly Income _____ Supervisor _____

Previously Employed By _____
How long? _____ Yrs _____ Mos.

Employers Address _____
Telephone _____

Position _____ Monthly Income _____
Supervisor _____

Other sources of income (include financial aid, social security, loans, mutual funds, stocks, bonds, family assistance, etc.)

***Provide recent copies documenting each source of income**

BANKING & CREDIT/DEBIT INFORMATION:

***Provide most recent copy of statement for each bank account**

***This information is required, applications missing banking information will not be processed**

***Tenant agrees to provide a carbon copy of a credit/debit card upon entering into a lease with Above and Beyond Property Management**

Have you ever filed bankruptcy? Y / N When? _____ Are there any judgments against you? Y / N

If Yes, list specifics of judgments and collections:

List financial obligations (include student loans, credit cards, auto or home loans, child support, etc.)

- 1) _____ \$ _____ / Mo
- 2) _____ \$ _____ / Mo
- 3) _____ \$ _____ / Mo
- 4) _____ \$ _____ / Mo

AUTOMOBILE INFORMATION:

***Provide a copy of registration for each vehicle**

Make _____ Model _____ VIN # _____ Year _____ Color _____ Plate: _____
Make _____ Model _____ VIN # _____ Year _____ Color _____ Plate: _____

***Applicant Signature: _____ Date: _____**