

Landlord Protection Service



Management: Company Name/Landlord Name	
Apartment Name/Property Address	
Manager's Name	Phone #

This application must be completed in full to assure prompt processing.
Co-tenants other than spouse must use separate applications.

Managers/landlords – visual proof of driver's license/or State ID Yes No

Please use separate forms for each applicant other than spouse

SERVICE REQUESTED: FULL SERVICE SHORT SERVICE CREDIT ONLY OTHER _____

Apartment #	Move in Date	Rent Amount	Parking Amount	Lease Term
Applicant's Last Name (Please Print)	First	Middle Name	Birthdate	Drivers License No. & State
Spouse's Last Name		First	Middle Name	Birthdate
Email Address:		Best Tel Contact #:		
Total Number of Occupants?		Relationship		
Do you have pets? Yes No	How many? Type & Size (Keeping of pets requires a pet deposit and Owner's Consent)		Do you have a waterbed? Yes No	Do you have waterbed insurance? Yes No

RESIDENCE HISTORY

Present Address	City	State	Zip	From _____ To _____	Area Code	Own Rent
____ Name of Present Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Phone	Monthly \$ _____	
____ Name of Present Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Area Code (Landlord)		
____ Name of Present Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Day Phone		
____ Name of Present Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Night Phone		
Previous Residence Address	City	State	Zip	From _____ To _____	Area Code	Own Rent
____ Name of Previous Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Phone		Monthly \$ _____
____ Name of Previous Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Area Code (Landlord)		
____ Name of Previous Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Day Phone		
____ Name of Previous Landlord ____ Apartment Community ____ Mortgage Co. ____ Other (Please Check One)				Night Phone		

EMPLOYMENT DATA

Applicant Employed By	Supervisor's Name		How Long?
Address	City	State	Zip
Main Company Number		Position Held/Occupation	Salary
\$ _____ Per _____			
Previous or 2 nd Employment (Please Circle one)	Supervisor's Name		How Long?
Address	City	State	Zip
Main Company Number		Position Held/Occupation	Salary
\$ _____ Per _____			
Spouse Employed By	Supervisor's Name		How Long?
Address	City	State	Zip
Main Company Number		Position Held/Occupation	Salary
\$ _____ Per _____			
Spouse Previous or 2 nd Employment (Please Circle One)	Supervisor's Name		How Long?
Address	City	State	Zip
Main Company Number		Position Held/Occupation	Salary
\$ _____ Per _____			
ADDITIONAL INCOME: Additional income such as child support, alimony or separate maintenance need not be described unless such additional income is to be included for qualification hereunder. Amount of \$	No. of Vehicles on Property	Do you have any recreational vehicles, vans, boats, or motorcycles? If so specify.	

BANK REFERENCES AND PERSONAL DATA

Name of Bank or Savings & Loan	Account No.	Address	City	State	Zip
Auto No. 1-Type	License No.		State	Monthly Pmt.	
Auto No. 2-Type	License No.		State	Monthly Pmt.	
Applicant's Nearest Relative	Relationship	Address	City	State	Zip
		Area Code		Phone	
Ever been found guilty of a crime? ____ Yes ____ No			Ever filed bankruptcy? ____ Yes ____ No		
Ever been evicted? ____ Yes ____ No			Smoker? ____ Yes ____ No		

I understand I acquire no rights in a rental property until I sign a Lease/Rental Agreement in the form submitted to me by Landlord.

Non-Refundable Process Fee \$ _____ Check # _____

In compliance with the Fair Credit reporting act, we are informing you that information as to your character, general reputation and mode of living will be verified. I, as the prospective tenant agree that the facts set forth in this application are true and complete, and that a complete investigation of all on this application will not constitute invasion of privacy. I authorize Landlord Protection Service to obtain credit reports, bank information, employment information, and/or character reports as necessary. I authorize my employers and references to release such information as necessary. LPS has my permission to release information found in screening. I understand that any misrepresentations will be sufficient cause for dismissal or voiding of this application. False, fraudulent or misleading information may be grounds for denial of tenancy, or subsequent eviction. You have the right to dispute the accuracy of the information reported, and upon written request, the right to obtain a copy of any and all reports. Direct inquiries to LPS 16625 Redmond Way, Ste#M-446, Redmond, WA 98052.

Signed _____ Applicant Signed _____ Applicant Dated _____
Signed _____ Landlord Signed _____ Position Dated _____

Please provide a copy of your PHOTO ID together with PROOF OF INCOME in order to expedite the screening process

PLEASE SEE REVERSE FOR OUR RENTAL CRITERIA

TENANT – CRITERIA FOR TENANCY

BASIC REQUIREMENTS

1. All move in funds (rent, deposits and/or fees) must be paid by money order or cashier's check. Cash is allowed only if prior arrangements have been made. Personal checks will not be accepted under any conditions. Personal checks will be accepted starting with the second rental payment.
2. All rental payments are due on or before the first business day of each month and are late if not received by the 5th. This means they must be received by the due date. As BRINK's late fee is ten percent (10%) per month, it is important that your payment is received by the close of business on the due date. There are no exceptions to this policy.
3. In order to protect their personal belongings, BRINK encourages all tenants to carry Personal Property & Liability Insurance.
4. Possession and move in inspections are scheduled during normal business hours (Inspection must be completed Monday -Friday, 9:00 am to 5:00 pm). Should you require your manager to arrange move in after hours there will be an additional charge of \$50 per hour, with a two hour minimum. This charge must be paid in advance with other move in funds. Please make advanced arrangement with your Property Manager.

CRITERIA FOR TENANCY

GENERAL REQUIREMENTS

1. Positive picture I.D. is required.
2. Each applicant must qualify individually unless they are a married couple or can show positive references for joint tenancy for 5 or more years.
3. Application must be completely filled out and signed by all parties.

RENTAL CRITERIA

1. Twelve months of verifiable residence history from a third party landlord required.
2. With good credit, rental history demonstrating residency, but not by a third party or not for sufficient term, will require an additional Security Deposit equal to half months rent, or a co-signer.
3. Home ownership will be verified through the tax assessor's office or credit report.
4. Three or Four late payments or NSF checks for rent or mortgage within a twelve month period will require an additional Security Deposit equal to one month's rent.
5. Two late payment or NSF check for rent or mortgage within a Twelve month period will require an additional Security Deposit equal to one half month's rent.
6. Any unlawful detainer action or eviction within the past three years results in denial, unless perfect credit and current good rental references can be added obtained, in which case one month's additional Security Deposit will be required.
7. Rental history showing between \$50.00 and \$750.00 in damage will require an additional Security deposit equal to one month's rent, if the amount has been paid in full.
8. Rental history with complaints (disturbance or other) will be denied if the previous manager would not re-rent or if there are more than three complaints.
9. Added Security Deposit equal to one month's rent is required for any instance of unauthorized persons or pets in a unit rented by the applicant.
10. First time renters, with no established credit, will require additional Security Deposit equal to one month's rent or a co-signer.
11. First time renters, with established credit, will require additional Security Deposit equal to one half month's rent or a co-signer.

INCOME REQUIREMENTS

1. Monthly household income must be equal to or greater than three times the monthly rent. (Household income will be considered for Joint tenants showing 5 or more years of positive rental history) In most cases Roommates are qualified individually.
2. Monthly household income of two and one half times the rent or better, but less than three times the monthly rent, can be approved with an additional Security Deposit equal to one month's rent or co-signer, if total debt does not exceed 66% of income.
3. A current paycheck stub will be required if we are unable to verify income over the phone or fax.
4. Some form of verifiable income will be required for unemployed applicants.
5. Self-employed applicants will require proof of income by tax returns or bank statements.

EMPLOYMENT REQUIREMENTS

1. Verifiable employment is required.
2. Added Security Deposit of one month's rent will be required when employment does not meet the stated criteria.
3. Self-employed individuals must be verified through tax returns or bank statements.
4. Prepayment of last month's rent is needed for temporary or seasonal employees.
5. Military income may require an allotment.

CREDIT CRITERIA

1. Good credit required.
2. Outstanding bad debts being reported on credit report which total more than \$100.00 but less than \$1,000.00 will require an additional half month's rent Security Deposit.
3. Outstanding bad debts being reported on credit report totaling more than \$1,000.00 but less than \$2500.00 will require added Security Deposit equal to one month's rent.
4. Outstanding bad debts being reported on credit report totaling more than \$2,500.00 will result in denial, unless the poor accounts are more than three years old and positive credit has been established since then. In this case, an additional Security Deposit equal to one month's rent will be required.
5. Excessive unpaid collections (6 or more) will result in denial.
6. After a discharged bankruptcy, applicant must show at least six months of positive established credit. Any negative credit after a discharged bankruptcy will result in denial. Rental history will be considered for established credit. Added Security Deposit equal to month's rent will be required.
7. After a discharged bankruptcy, an applicant showing at least three years of perfect established credit may be approved without additional security. Rental history will be considered for established credit.

CRIMINAL CRITERIA

1. Any criminal offense which has taken place within the last seven years is a consideration for denial based on the following:
2. If there is a criminal conviction and the applicant has been out of jail/prison less than five years they will be denied.
3. If the criminal offense was of a physical or violent nature against either person or property, the applicant will be denied.
4. If the criminal offense took place more than seven years ago, or if the person has been out of jail/prison more than five years and has perfect credit and rental history, they may be approved. (They may only be approved if this was a one time offense and was not of a physical or violent nature. Multiple offenders will be denied no matter what the credit and rental history shows.)

CO-SIGNER REQUIREMENTS

1. Co-signers must have good credit and must earn five times the monthly rent.

AUTOMATIC DENIALS

1. Any collection or judgment filed by a property management company or landlord within the last three years for over \$300.00 will result in denial. If longer than three years and paid, will result in one month's added Security Deposit.
2. Rental history reflecting more than \$750.00 damage will result in denial.
3. Any current 3-day notice or unlawful detainer action or eviction will result in denial.
4. More than four late payments or NSF checks for rent or mortgage within a 12 month period will result in denial.
5. If unemployed and unable to verify sufficient income to pay rent, applicant will be denied.
6. False information or a gross distortion of the truth will result in denial.
7. Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
8. Any criminal activity involving selling or possession with intent to sell drugs will result in denial, unless it was a misdemeanor and only one case over 3 years old.
9. Any criminal activity of a physical or violent nature will result in denial
10. An employment reference, in which the employer indicates that the employment will end and/or the income level will drop below 2.5 times the rent, will result in denial.
11. Any undisclosed previous rental address will result in denial.
12. An incomplete application will result in denial
13. Lack of response from the applicant for additional information after the 2nd business day will result in denial.

GOOD CREDIT

Good credit means that all accounts are in good standing and paid as agreed and that total debt to income, including rent, does not exceed 66%.

FORECLOSURE/SHORT SALE

Due to the housing bust of 2009/2010 an exception may be considered in the case of a home foreclosure or a short sale with documents showing that the property has been sold/short sale and Applicant has been released by the bank/mortgage co. If applicant has a Short Sale/Foreclosure and can show the release, and has perfect credit (other than mortgage payments) and can show at least 2yrs established good rental history, then applicant will be approved. If applicant has the above without at least 2yrs rental history, approval will require added security or co-signer.

Applicant acknowledges the above screening criteria: _____