



APPLICATION TO RENT RAINIER PROPERTY ADVISORS

Notice: All adult applicants (18 years or older) must complete a separate application for rental.

The undersigned hereby makes application to RENT APT # \_\_\_\_\_ located at Royal Firs beginning on date \_\_\_\_\_ at a monthly rent of \$ \_\_\_\_\_ W/S/T \_\_\_\_\_ and Parking \$ \_\_\_\_\_

HOLDING FEE		LEASE TERM		REFERRED BY	
<b>APPLICANT INFORMATION</b>					
• LAST NAME FIRST NAME M.I.			• SSN #		DRIVER'S LICENSE #
BIRTH DATE	CELL PHONE	HOME PHONE	WORK PHONE	EMAIL	
<b>CURRENT ADDRESS</b>					
STREET ADDRESS CITY STATE ZIP					
DATE IN	DATE OUT	LANDLORD NAME		LANDLORD PHONE	
MONTHLY RENT \$	REASON FOR LEAVING				
<b>PREVIOUS ADDRESS</b>					
STREET ADDRESS CITY STATE ZIP					
DATE IN	DATE OUT	LANDLORD NAME		LANDLORD PHONE	
MONTHLY RENT \$	REASON FOR LEAVING				
<b>OTHER OCCUPANTS</b>					
LIST NAMES AND BIRTH DATES OF ALL ADDITIONAL OCCUPANTS 18 YEARS OR OLDER					
LIST NAMES AND BIRTH DATES OF ALL DEPENDANTS 18 YEARS OR YOUNGER					
<b>PETS</b>					
PETS?	DESCRIBE				
<b>EMPLOYMENT &amp; INCOME INFORMATION</b>					
1. OCCUPATION	EMPLOYER/COMPANY	TIME ON JOB	SUPERVISOR PHONE	MONTHLY SALARY \$	
2. OCCUPATION		SUPERVISORS NAME	SUPERVISOR PHONE	MONTHLY SALARY \$	
1. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$	
2. OTHER INCOME DESCRIPTION				MONTHLY INCOME \$	
<b>EMERGENCY CONTACT</b>					
NAME	ADDRESS		PHONE	RELATIONSHIP	
<b>PERSONAL REFERENCES</b>					
1. NAME	ADDRESS		PHONE	RELATIONSHIP	
2. NAME	ADDRESS		PHONE	RELATIONSHIP	
<b>BACKGROUND INFORMATION</b>					
HAVE YOU EVER:	Filed for bankruptcy?		Willfully or intentionally refused to pay rent when due?		
	Been evicted from tenancy?		Been convicted of a crime? If yes, when?		



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VEHICLE INFORMATION			
1. MAKE & MODEL	YEAR	LICENSE NO. & STATE	COLOR
2. MAKE & MODEL	YEAR	LICENSE NO. & STATE	COLOR
OTHER VEHICLES			
OTHER INFORMATION			
ARE YOU A SMOKER?		DO YOU HAVE WATER BEDS?	
PLEASE INCLUDE ANY OTHER INFORMATION YOU BELIEVE WOULD HELP TO EVALUATE THIS APPLICATION			
<p>RELEASE: I understand that I acquire no rights in an apartment until I sign this agreement and submit a holding fee in the amount of \$ <u>200.00</u>.</p> <p>Upon approval of tenancy and the signing of an apartment rental agreement, this fee will be credited against my deposit and/or my first months rent. In consideration for landlord holding said apartment at <u>Royal Firs</u> I hereby waive all rights to the return of said holding fee and fee shall be retained as liquidated damages in the event I do not choose to enter into the <del>agreement</del> applied for herein. In the event said application for tenancy is not accepted, holding fee shall be returned to applicant. A \$25.00 NSF fee, in addition to the full amount already owed, will be charged for a check returned from applicant's bank for insufficient or unavailable funds.</p> <p style="text-align: center;"><b>NON-REFUNDABLE APPLICATION FEE \$ 45.00</b></p> <p>Pursuant to State and Federal Fair Credit Reporting Acts, this is to inform you that an investigation involving the statements made on your rental application at the above-mentioned apartment community, as well as inquiries regarding public records, your character, general reputation, personal characteristics and mode of living may be initiated. You have the right to dispute the information reported. Upon written request, you are entitled to a complete and accurate disclosure of the investigation's nature and scope as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries should be directed to Rent Grow, Inc., 400 5<sup>th</sup> Ave STE120, Waltham, MA 02451-8706 (800) 898-1351. I/We certify that, to the best of my/our knowledge, all statements are true and complete. False, fraudulent, or misleading information may be grounds for denial of tenancy or subsequent eviction. I/We authorize Rent Grow, Inc. to obtain all reports, and verifications necessary to verify all information put forth in the above application.</p> <p>Keys will be furnished only after the completed lease and other rental documents have been properly executed by all parties and only after applicable rents and security deposits have been paid. This application does not obligate Property to execute a lease or deliver possession of the proposed premises. I understand if Property is unable to deliver possession of proposed apartment on the agreed date for any reason, including holdover of a prior Resident, then Property shall not be liable as a result. Property is also under no obligation to deliver possession of another apartment. By my signature below, I certify that I have read and understand the terms of this rental application.</p> <p>_____</p> <p>I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy. <b>Equal Housing Opportunity.</b></p> <p>_____ (Signed/Applicant) <span style="float: right;">Date</span> <span style="margin-left: 100px;">(Agent)</span> <span style="float: right;">Date</span></p> <p>_____ (On-Site Business Manager or Licensed Agent) <span style="float: right;">Date</span></p> <p><b>RENTERS INSURANCE REQUIRED PRIOR TO MOVE IN AS WELL ELECTRIC SET UP ID REQUIRED AT APPLICATION PROOF OF INCOME REQUIRED AT APPLICATION PET RECORDS REQUIRED PRIOR TO MOVE IN-SHOTS RECORDS PET RESTRICTIONS</b></p>			



## **RAINIER PROPERTY ADVISORS**

**COPY OF I D REQUIRED, COPY CURRENT PAY STUB,  
CURRENT RENTAL HISTORY WITH PHONE NUMBER  
FOR CONTACT PERSON, WITH APPLICATION.**

**RENTER INSURANCE IN PLACE, PROOF OF ELECTRIC  
(PSE) IN YOUR NAME AND PET SHOT RECORDS  
REQUIRED PRIOR TO MOVE IN**

### **WELCOME TO ROYAL FIRS**

As a potential resident, we would like to thank you for your interest in our property. As part of the application process and in accordance with the State of Washington Fair Tenant Screening Act, we want to make you aware of specific information that may be considered in our decision to approve, approve with conditions, or deny the application.

In order to determine your eligibility for residency, we will obtain all or some of the information below:

- *A consumer credit report*
- *Check writing history*
- *Eviction and/or judgment information including filed cases*
- *Criminal history*
- *Rental History*
- *Income verification*

This information may be provided in the form of a consumer report obtained from one or more of the consumer reporting agencies listed below:

Equifax  
P.O. Box 105873  
Atlanta, Georgia 30348  
(800) 685-1111  
[www.equifax.com](http://www.equifax.com)

Experian  
P.O. Box 2103  
Allen, Texas 75013  
(888) 397-3742  
[www.experian.com](http://www.experian.com)

Trans Union  
P.O. Box 390  
Springfield, Pennsylvania  
19064  
(800) 916-8800

Rent Grow Inc.  
400 5<sup>th</sup> Ave, STE 120  
Waltham, MA 02451-8706  
(800) 898 1351 Consumer  
Dispute [www.rentgrow.com](http://www.rentgrow.com)

You have the right to know the information contained in your file at the consumer reporting agency and dispute any information in your file that you believe is inaccurate. If your application is denied or conditionally approved, you have the right to submit a written request to the consumer reporting agency for disclosure for a free copy of your consumer credit report. The reporting agency plays no part in our decision and is unable to supply any information regarding your application or our decision.

Listed below are factors which could possibly result in the denial of your application or a conditional approval.

- *Rent to income ratio unsatisfactory*
- *Rental history unsatisfactory or insufficient*
- *Credit history unsatisfactory*
- *Employment history unsatisfactory or insufficient*
- *Insufficient income*
- *Unverifiable information*
- *Incomplete application*
- *Criminal history unsatisfactory*
- *Check writing history*
- *Fraud Alert*
- *Insufficient credit history*
- *Debt to income ratio unsatisfactory*

Should we deny or conditionally approve your application based in whole or in part on the credit and/or public record information obtained as part of the application process, we will supply you with an adverse action notice that will detail the reason(s) for our decision, contact information for the consumer reporting agencies that provided information that led to our decision, and dispute information to initiate a dispute with should you choose to do so.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is the Federal Trade Commission. Call toll free 877-382-4357 or write to Correspondence Branch, Federal Trade Commission, Washington DC 20580. For questions regarding Fair Housing and Equal Opportunity call toll free 800-669-9777 or write to the Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, 451 7<sup>th</sup> Street S.W., Room 5100, Washington D.C. 20410.