

Rainbow Property Management, INC.
1417 13th St. West, Billings MT 59102
Telephone: 406-248-9028 FAX: 406-248-4755
Website: www.billingsrpm.com

Rental application policies and procedures

*****Please Review Carefully*****

A \$30.00 fee must accompany each application.

1) View the interior of the unit that you are applying for.

It is the policy of RPM, Inc. not to rent “sight unseen”, with the only exceptions to this policy being units for which we have floor plans available. If you are applying with other applications to occupy the same unit at least one of the applicants must have viewed the interior of the unit prior to applying.

2) Complete the attached rental application.

A **separate** completed application, signed and dated is required for **each** applicant who is legally able to sign a contract and who intends to reside at the property. **NO EXCEPTIONS WILL BE MADE.** Submitted applications and information obtained when processing the application become the property of RPM, Inc.

A thirty (\$30) **NON-REFUNDABLE** application fee must accompany each application. This must be paid by personal check from a local Billings bank, cash, cashier’s check or money order. The application remains on file for **30 DAYS**. Thereafter, a new application must be completed and a fee must be paid accordingly. Applications are not considered on a first come first serve basis.

3) Qualifying is based on the following criteria:

A) **Sufficient Income:** Regardless of source of income, documentation is required. Income may be verified by fax through a statement of income from a verifiable institution.

B) **Verifiable Good Credit through a Background Check** A credit report and background check will be obtained for each applicant through Kroll Factual Date. If you should have any questions regarding your credit report you can contact Customer Relations at (800) 916-8800 or (800) 929-3400.

C) **Good Rental History:** Many owners require previous rental history. If you have not rented in the past two years, previous home ownership will be considered. If rental history is not required for the property you are applying for you must provide personal references, someone other than a relative.

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D) It is the policy of our office that if you have outstanding collections or balances due for utilities or monies owed to landlords or rental agencies these must be paid off in full with written documentation from the agency prior to a decision being made regarding your application.

In the event that an applicant lacks the qualifying criteria, a larger security deposit and /or three months rent or additional funds may be placed in escrow as required by the owner based upon rental and/or credit history. Once an application has been approved, you must sign the appropriate documents and pay the necessary funds when requested.

We are able to process your application more expediently if you provide your references and sources of income (Accurate phone numbers and paycheck stubs, etc.). Contact our office by telephone or fax with your information. Please allow **at least** 48 hours for processing.

4) Pets/Renter's Policy. : It is the policy of RPM, Inc. not to allow any aggressive breeds into our properties as well as caged animals and reptiles. We require a picture of the animal and a full detailed description. Some owners may require a letter of reference for your pet. Cats and Dogs must be at least one year old. **NO** puppies or kittens.

5) It is the policy of RPM, Inc. not to allow hot tubs, swimming pools, or trampolines.

6) RPM, Inc. reserves the right not to rent to persons who have been convicted of a crime.

7) A registry of Sexual and Violent Offenders is available through City and County Law Enforcement Offices as well as the website <http://svor.doj.state.mt.us>.

8) RPM recognizes the HUD standard for occupancy as 2 people per bedroom.

9) Complete Application This 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.

*If the application is approved, the tenant must provide separate funds for rent and deposit. Rent must be paid in the exact amount by cashiers check or money order and deposit must be paid in the exact amount by either cashiers check or money order. Personal checks will not be accepted on move in.

I have read and understand the rental policies and procedure.

Initial: _____

RA INBOW PROPERTY MANAGEMENT, INC
APPLICATION TO RENT
(406) 248-9028
1417 13th Street West, Billings, MT 59102
www.billingsrpm.com and (406) 248-4755 fax

SECURITY DEPOSIT AND RENT DUE UPON APPROVAL OF APPLICATION

Name _____ Social Security # _____ Birth Date: ____ / ____ / ____
Present Address (if less than 90 days, Last /Previous Address) _____
City _____ State _____ ZIP _____ Dates Rented _____ **Rent Amt \$** _____
Present Phone # (_____) _____ Number of Persons to occupy requested Residence _____
Names of Children to occupy Rental: _____

NO OTHER PERSONS TO RESIDE AT ANY TIME WITHOUT WRITTEN CONSENT OF PROPERTY MANAGER.

Applicant Initial

Reason for vacating present place of Residence _____
_____ Length of Residence in Billings: _____
Present Landlord: _____ Phone: (_____) _____
Address where Rented (also Unit #): _____ Dates Rented: _____
Last Previous Landlord: _____ Phone: (_____) _____
Address where Rented (also Unit #): _____ Dates Rented: _____

**I (we) hereby agree that all adults residing in the apartment are jointly liable for all
rent and damages incurred during the term of occupancy.**

Nearest **RELATIVE** to Notify in an Emergency: _____ Relationship _____
Address _____ City _____ State _____ Zip _____ Phone _____

Applicant Employed By: _____ Phone: (_____) _____ Supervisor: _____
Applicant's type of business or occupation: _____
Net Take Home Pay per Month: (After Deductions) \$ _____ How long Employed: _____
Applicant Vehicle Make: _____ Year _____ Vehicle Color _____
Driver's License State & # _____

Do you have any PETS? (Circle and Initial) NO _____ YES _____ How Many _____ If yes give description:
Breed _____ Weight _____ Age _____ **Spayed/Neutered Yes or No -Pet photo required.**
Breed _____ Weight _____ Age _____ **Spayed/Neutered Yes or No -Pet photo required.**

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ARE YOU A CONVICTED FELON? _____ If yes please explain _____

If on probation officers name _____ Phone _____ State and County crime committed
State _____ County _____

Are you or any other intended occupants, including minors, required to register as a Violent or Sex offender in any jurisdiction? Yes ___ No _____

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: _____

How did you hear about us? Internet Newspaper Vacancy list Friend Drive-by Other

Have you ever rented from Rainbow Property Management? If so, Dates of rental and address rented at.

Can you get utilities in your name? _____

The undersigned upon the basis of the above statement makes application to rent housing accommodations at (address) _____ the rental of which is \$ _____ per Month

It is understood that a charge of \$30.00(NON-REFUNDABLE) will be paid by the applicant, to partially offset the cost of reference credit, and criminal investigation. This investigation charge must be paid prior to reference checking. No out of town checks please. Applicant represents that statements made above are true & correct and hereby authorizes verification of references and credit ratings by Rainbow Property Management.

IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN

I declare that the information given by me to Rainbow Property Management, Inc is true, correct and accurate. I understand that Rainbow Property Management, Inc may terminate any agreement entered into in reliance on any misstatement made on the tenant screening form.

Date _____ Time _____ Signature: _____

For Office Use - Copy of Picture I.D. _____