

SAGEBRUSH PROPERTIES LLC.

Leasing Criteria

3/5/2008

Income Requirements

Must be able to prove total monthly income equal to 2 ½ times the amount of monthly rent, or have qualified guarantor.

Rent History

Applicant must have a verifiable positive rental history for the past 6 months.

If current landlord is a relative this will be considered as unverifiable requiring an increased deposit equal to the last months rent. Additional deposit and or last months may be required for an over ride if rental history is unverifiable.

Criminal History

We do not accept applicants with felony charges, convictions or felony differed sentence.

Applicant will be immediately declined if name appears on any sex offender registry.

Credit History

Applicant will not be approved if a pending Bankruptcy or if you have ever been evicted which has been filed in the past 12 months and appears on credit file. Court stamped discharge documents may over ride.

Any unpaid property management or *utilities*** appearing on credit file must be paid in full.

***Utilities are defined as water, natural gas and/or electric.*

Must provide proof of release on any property management related judgments.

3 or more unpaid collections with a balance of \$500.00 appearing on credit file will require that last months rent to be paid in advance.

Single Solider (E5 and below), with no dependants

Must provide a copy of A) "Exception to Policy Letter" which gives the authority to move off- post. B) A "Certification of Non-Availability (CNA)" which allows the individual to draw BAH. OR a current Leave & Earning Statement (LES) that shows that the individual is receiving BAH. LES is a comprehensive statement of a Service Member's leave and earnings showing entitlements, deductions, allotments, leave information etc . . .

Personal Identification

Applicant must provide 2 valid forms of identification with the submission of application.

Guarantors:

Should you require a guarantor this person must pay an application fee complete and sign the application. Guarantor will be screened under the same criteria with the acceptance of income which must equal 5 times the amount of the applicant's rent

SAGEBRUSH PROPETIES LLC.
APPLICATION TO RENT
TENANT'S PERSONAL AND CREDIT INFORMATION
MUST BE FILLED OUT COMPLETELY TO BE PROCESSED

PERSONAL DATA:

NAME _____ BIRTHDATE _____ SOCIAL SECURITY# _____
 DRIVERS LIC.# _____
 NAME OF CO-TENANT _____ BIRTHDATE _____ SOCIAL SECURITY# _____
 DRIVERS LIC.# _____
 MAIDEN NAME OR ALIAS/ IF DIVORCED, PREVIOUS NAME _____
 PRESENT ADDRESS _____ ZIP _____ PHONE# _____
 HOW LONG AT PRESENT ADDRESS _____ REASON FOR MOVING _____ CURRENT RENT: \$ _____
 CURRENT LANDLORD NAME _____ PHONE# _____
 PREVIOUS ADDRESS _____ ZIP _____ PREVIOUS RENT: \$ _____
 PREVIOUS LANDLORD NAME _____ PREVIOUS LANDLORD PHONE# _____
 NUMBER OF OCCUPANTS _____ RELATIONSHIPS TO SELF _____
 NUMBER OF OCCUPANTS IN THE MILITARY _____ WHO _____
 NUMBER OF OCCUPANTS WHO SMOKE _____ AGES _____
 LIST ANY PETS _____ NUMBER OF VEHICLES _____
 CAR MAKE _____ YEAR _____ MODEL _____ COLOR _____ LIC.PLATE# _____
 CAR MAKE _____ YEAR _____ MODEL _____ COLOR _____ LIC.PLATE# _____

OCCUPATION: **PRESENT OCCUPATION** **PRIOR OCCUPATION** **CO-TENANT'S OCCUPATION**

EMPLOYER			
SELF-EMPLOYED, D.B.A.			
BUSINESS ADDRESS			
PHONE			
POSITION HELD			
HOW LONG			
NAME AND TITLE OF SUPERIOR			
TYPE OF BUSINESS			
MONTHLY GROSS INCOME			

REFERENCES

PLEASE LIST AND INDICATE ALL SAVINGS (S) AND CHECKING (CK) ACCOUNTS

BANK NAME & BRANCH	ACCOUNT#	BALANCE	DATE OPENED	BANK PHONE

PERSONAL REFERENCES

PLEASE ATTACH ADDITIONAL INFORMATION IF ANY TO SEPARATE PAGE

NAME	ADDRESS	PHONE	CELL	RELATIONSHIP

CREDIT BALANCES & OUTSTANDING LOANS

CREDITOR	ACCOUNT #	BALANCE OWED	DATE OPENED

PLEASE ATTACH ADDITIONAL INFORMATION IF ANY TO SEPARATE PAGE

ADDRESS OF PREMISES OFFERED FOR RENT _____

I UNDERSTAND AND AGREE THAT SECURITY, 1ST MONTH'S RENT AND BROKER'S FEES MUST BE POSTED PRIOR TO THE EXECUTION OF A LEASE AGREEMENT IN CERTIFIED FUNDS, MONEY ORDER OR CASH.

RENTAL PRICE: _____ SECURITY DEPOSIT: _____ BROKER'S FEE: _____

I HEREBY DEPOSIT THE SUM OF \$ _____ .00 WITH THE LANDLORD/AGENT TO SECURE THE ABOVE PREMISES TO RENT, PENDING EXECUTION OF A LEASE AGREEMENT. I UNDERSTAND THAT MY DEPOSIT MAY BE APPLIED TOWARD ANY RENT LOSS OR OTHER EXPENSES THE LANDLORD/AGENT MAY INCUR AS A RESULT OF MY FAILURE TO FULFILL MY PROMISE TO RENT THE ABOVE NAMED PREMISES BY SIGNING A LEASE AGREEMENT NO LATER THAN _____ TO OCCUPY BY _____. LEASE TERM: _____.

LANDLORD/AGENT AGREES THAT THE DEPOSIT IS REFUNDABLE IF THE ABOVE APPLICANT IS NOT APPROVED, PROVIDING THAT THIS APPLICATION HAS BEEN FILLED OUT COMPLETELY AND TRUTHFULLY.

HAVE YOU EVER BEEN CONVICTED OF A FELONY? _____. IF YES, WHEN? _____. WHAT CHARGE(S)? _____.

HAVE YOU OWNED A HOME IN THE PAST? _____. IF YES, HOW LONG? _____. HOW MANY? _____.

HAVE YOU EVER FILED A PETITION FOR BANKRUPTCY? _____. IF YES, WHEN? _____.

HAVE YOU EVER BEEN EVICTED FROM ANY TENANCY? _____.

HAVE YOU EVER WILLFULLY AND INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? _____.

I authorize Police / law enforcement agency to release any records that may exist to my prospective landlord for the purpose of screening me as a tenant for the premises located at the above listed address.

I HEREBY AUTHORIZE LANDLORD/AGENT TO VERIFY THE VALIDITY OF ALL THE ABOVE INFORMATION, AND TO INQUIRE NOW OR PERIODICALLY WITH MY EMPLOYERS, FINANCIAL INSTITUTIONS, AND ANY OF THE CREDIT REPORTING BUREAUS AVAILABLE TO HIM. I AGREE TO SUPPLY ANY ADDITIONAL INFORMATION NEEDED BY OWNER/AGENT TO PROCESS THIS APPLICATION AND I ACKNOWLEDGE THAT MY DEPOSIT WILL BE FORFEIT IF I DO NOT COMPLY WITH ANY SUCH REQUEST. I AGREE THAT MY SCREENING FEE OF \$25.00 per adult applicant IS NON-REFUNDABLE. I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS APPLICATION AGREEMENT. I AGREE THAT LANDLORD MAY TERMINATE ANY AGREEMENT ENTERED INTO IN RELIANCE ON ANY MISSTATEMENT MADE ABOVE. I DECLARE, UNDER PENALTY OF PERJURY, ALL OF THE ABOVE INFORMATION TO BE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

• APPLICANT _____ DATE _____

• APPLICANT _____ DATE _____

ATTENTION RENTAL AGENTS: SECURE YOUR TRANSACTION! Before submitting, be sure you have:
1. Full required deposit in cash, check or money order made out to the owner or "cash." 2. Required screening fee. 3. Application completed in full.