"Selling Utah One House at a Time"
Since 1963

859 Washington Blvd., Ogden, Utah 84404; Tel: 801.399. 5883/ 800.925.6083
Fax 801.394.0635
www.welchagency.com

Welch Property Management Rental Criteria

The following are standards that will be used to judge your application for tenancy. You must meet the following standards to qualify for a rental in our community. Applicants are judged on the same standards, one person or family at a time, on a first come first served basis.

- **$25 NON –REFUNDABLE APPLICATION FEE –** Each applicant /cosigner/tenant, is required to pay an application fee. Cosigners for applicants are subject to the same renter criteria.

- **IDENTIFICATION –** All applicants over the age of 18 must provide current photo identification at the time of application.

- **EMPLOYMENT REQUIREMENTS –** Employment will be verified. At a minimum, employment history should reflect six months with current employer and/or six months with previous employer. Recent graduates must provide proof of enrollment or graduation. Self-employed applicants must provide a current CPA prepared financial statement or most recent tax return.

- **INCOME REQUIREMENTS –** The combined gross income of all persons living in the rental must be three times the monthly rental rate. Applicants that do not meet the above employment or income requirements must provide a cosigner and/or savings account statements showing a minimum balance equal to 12 months of rental payments.

- **RENTAL HISTORY –** Applicants must provide name, address, and dates of tenancy for previous landlords for two years. An application will not be approved if there is any previous evictions, defaults in lease agreements, untimely rental payments, or outstanding balances owed to another apartment community.

- **CREDIT HISTORY –** Your credit must reflect that all accounts are current. Application for tenancy will be denied if you have filed bankruptcy within the past 18 months. Any bankruptcy must have been discharged at least one year from the date of application. All collections accounts must show as being paid in full. Applicants with past due accounts and collections can qualify with payment of and additional monies towards the security deposit.

- **CRIMINAL HISTORY –** Your application will be rejected if you have been convicted for any type of crime that would be considered a serious threat to the rental property, other residents or neighbors.

- **STUDENTS –** Full-time students can qualify with written verification of financial aid, parental support, scholarships, and/or supplemental savings equal to 12 months of rental payments.

- **MAXIMUM OCCUPANCY –** 2 persons / 1 Bdrm: 4 Persons / 2 Bdrm (No Pets Allowed unless specifically authorized)

Welch Property Management is committed to equal housing opportunity. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, or national origin.

LEADING REAL ESTATE COMPANIES of THE WORLD™

UTAH APARTMENT ASSOCIATION

APPLICATION TO RENT

Individual applications required from each adult occupant (All sections must be completed)

Date _____

Last Name _____ **First Name** _____ **Date of Birth** _____

Social Security # _____ Driver's License # _____ State _____

Home Phone _____ **Work Phone** _____ **Alternate Phone** _____

1. Present Address _____ City _____ State _____ Zip _____

   Date In: _____ Date Out: _____ Owner/Manager Name _____ Phone _____

   Reason for Leaving _____

2. Previous Address _____ City _____ State _____ Zip _____

   Date In: _____ Date Out: _____ Owner/Manager Name _____ Phone _____

   Reason for Leaving _____

Name & Age Of Other Occupants

Age	Name	Date of Birth	Social Security #	Drivers License #

1. Present Occupation _____ Employer Name _____

   How Long _____ Name of Supervisor _____ Phone # _____

   Address _____ City _____ State _____ Zip _____

Current Gross Income _____

2. Prior Occupation _____ Employer Name _____

   How Long _____ Name of Supervisor _____ Phone # _____

   Address _____ City _____ State _____ Zip _____

Name of Bank _____ Address _____ Checking _____ Savings _____

List all Financial Obligations:

Creditor Name	Address	Phone #	Monthly Payment

In Case of Emergency:

Name	Address	Phone	City, State, Zip	Relationship

Personal References:

Name	Address	Phone	Years Known	Occupation

Have you ever been convicted/accused of a crime against persons or property? _____ Filed a petition in Bankruptcy? _____

Have you ever been evicted? _____

Applicant represents that all of the above statements are true and correct and hereby authorizes verification of the above items including but not limited to the obtaining of credit reports and agrees to furnish additional credit references on request.

The undersigned makes application to rent housing accommodations designated as:

The rental for which is $ _____ per month and upon approval of this application agrees to sign a rental or lease agreement and to pay all sums due, including deposits, before occupancy. An application fee of $ _____ is non-refundable.

DATED: _____ 20____ Signed: _____

DATED: _____ 20____ Signed: _____