

SHERIDAN AREA RENTALS WYOMING RENTAL APPLICATION

1. All information will be used for an investigative report of present and past sources to evaluate the financial ability and personal character of the applicant.
2. Inaccurate or missing information shall be cause for default of the Lease Agreement.
3. Each prospective Tenant or Cosigner must complete a separate application.

Before beginning your rental application, please note the following requirements and qualifications:

Application Process:

- Every adult 18 years of age or older, as well as any Cosigner, must fill out an application.
- Applicants must provide a copy of a valid form of government-issued identification (both sides), proof of income (i.e. pay stub or letter from employer verifying income and employment status), as well as a complete application.
- Property manager will not process any application without these items.
- There is no application fee at this time.

Credit, Rental, & Employment History:

- At least 75% of accounts must be in good standing order (excluding medical/student debt).
- Credit score over 550 required.
- Three (3) years valid verifiable rental history required.
- Three (3) months with current employer or previous employment within the same field required.
- **Final decision dependent on rental and credit history, and income.*

Income Standards:

- Verifiable gross income must be equal to 2.5 times the monthly rent.
- If gross income is less than 2.5 times the rental amount, but more than 2.3 times, an increased security deposit may be requested.
- If income is less than 2.3 times the rental amount, a qualified cosigner may be requested.

Criminal Record:

- Any applicant posing a direct threat or harm to themselves, others, or the property will be denied.
- Criminal record information processed on a case-by-case basis.

Cosigner Qualification Criteria:

- One year of verifiable rental or mortgage history with no late payments.
- At least four (4) accounts in good standing order for one year with less than \$500 in derogatory credit.
- Twelve (12) months with current employer.
- Verifiable gross income must be equal to 2.5 times the monthly rent.

Disclosure of Pets:

- For select rentals, a limited number of approved pets may be allowed on the property. Permission is at the sole discretion of the property owner.
- Applicants are required to disclose ANY and ALL pets that might reside on the property.
- Only pets that have been approved before lease signing will be allowed on the property.
- Any pets obtained after the lease has been signed will be considered a violation of the lease agreement and may result in eviction.

Follow-up:

- Upon approval, applicants will have the opportunity to sign a lease.
- Security deposits are due within 48 hours of lease signing.
- If your application is denied, you will be notified by the property manager.

Thank you for choosing Sheridan Area Rentals Wyoming.

Applicant Information:

Full Name _____ Date of Birth _____

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

Cell Phone# _____ Work Phone# _____

Email Address _____

Household Information:

How many adults? _____ How are they related? _____

How many children? _____ Children's Ages: _____

Residential Information: Complete for the past three years. Use additional sheets as necessary:

Current Address _____ How Long _____

City _____ State _____ Zip _____

Reason for Moving _____

Landlord _____ Phone # _____

Previous Address (1) _____ How Long _____

Reason for Moving _____

Landlord _____ Phone # _____

Previous Address (2) _____ How Long _____

Reason for Moving _____

Landlord _____ Phone # _____

Previous Address (3) _____ How Long _____

Reason for Moving _____

Landlord _____ Phone # _____

Employment Information:

Employer #1 _____

How Long _____

Address _____ Phone # _____

Occupation _____

Income _____ Per _____ Hours per week if hourly _____

Supervisor _____ Phone # _____

If Applicant is working 2 jobs, provide the following information:

Employer #2 _____

How Long _____

Address _____ Phone # _____

Occupation _____

Income _____ Per _____ Hours per week if hourly _____

Supervisor _____ Phone # _____

Previous Employer (Most Recent) _____

How Long _____

Address _____ Phone # _____

Occupation _____

Income _____ Per _____ Hours per week if hourly _____

Supervisor _____ Phone # _____

Previous Employer _____

How Long _____

Address _____ Phone # _____

Occupation _____

Income _____ Per _____ Hours per week if hourly _____

Supervisor _____ Phone # _____

In Case of Personal Emergency:

Nearest Relative _____ Relationship _____

Address _____ Phone # _____

Nearest Relative _____ Relationship _____

Address _____ Phone # _____

Nearest Relative _____ Relationship _____

Address _____ Phone # _____

Have you Ever:

Filed Bankruptcy? _____ If yes, explain _____

Been Evicted? _____ If yes, explain _____

Refused to pay rent? _____ If yes, explain _____

How did you hear about this rental? _____

PET DISCLOSURE:

Please list and clearly describe any and all pets that may live or frequent the property:

Additional comments or additional references:

Applicant warrants that information is accurate and complete and authorizes Landlord to obtain a residence screening report, which Landlord (or Collection Agency) may use to collect past due rent payments, late or other charges from Tenant, both during the term of the Lease and thereafter.

Signature _____ Date _____