

Management: Company Name/Landlord Name Meridian Valley Property Management	
Apartment Name/Property Address	
Manager's Name	Phone #

L.P.S. INC.



This application must be completed in full to assure prompt processing.
Co-tenants other than spouse must use separate applications.

Managers/landlords – visual proof of driver's license/or State ID ___ Yes ___ No
Please use separate forms for each applicant.

SERVICE REQUESTED: FULL SERVICE SHORT SERVICE CREDIT ONLY OTHER _____

Apartment # _____ Move in Date _____ Rent Amount _____ Parking Amount _____ Lease Term _____

Applicant's Last Name (Please Print)	First	Middle Name	Birthdate	Soc. Sec No.	Driver's License No. & State I.D.
Spouse's Last Name	First	Middle Name	Birthdate	Soc. Sec No.	Driver's License No & State I.D.
Total Number of Occupants? Names?			Relationship		
Do you have pets? Yes ___ No ___			No. of Vehicles on Property		License numbers / State
How many? _____ Type and Size (Keeping of pets requires a pet deposit and the Owner's Consent.					

RESIDENCE HISTORY

Present Address	City	State	Zip	From _____ To _____	Area Code Phone	Own Rent Monthly \$ _____
___ Name of Present Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)				Area Code (Landlord) Day Phone Night Phone		
Previous Residence Address	City	State	Zip	From _____ To _____	Area Code (Landlord) Day Phone Night Phone	Own Rent Monthly \$ _____
___ Name of Previous Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)				Area Code (Landlord) Day Phone Night Phone		

EMPLOYMENT DATA

Applicant Employed By	Supervisor's Name	If Military, Give Discharge Date	How Long? ___ Yrs ___ Mnth			
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ ___ Per ___
Previous or 2 nd Employment (Please Circle one)				Supervisor's Name	How Long? ___ Yrs ___ Mnth	
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ ___ Per ___
Spouse Employed By				Supervisor's Name	How Long? ___ Yrs ___ Mnth	
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ ___ Per ___

ADDITIONAL INCOME: Additional income such as child support, alimony or separate maintenance need not be described unless such additional income is to be included for qualification hereunder. Amount of \$ _____ Do you have any recreational vehicles, vans, boats, or motorcycles? If so specify.

****Ever been found guilty of a crime?** ___ Yes ___ No ****Ever filed bankruptcy?** ___ Yes ___ No

****Ever been evicted?** ___ Yes ___ No ****Smoker?** ___ Yes ___ No

Non-Refundable Process Fee \$ _____ **Check #** _____ **Credit Card Form** ___ Yes



In compliance with the Fair Credit reporting act, we are informing you that information as to your character, general reputation and mode of living will be verified. I, as the prospective tenant agree that the facts set forth in this application are true and complete, and that a complete investigation of all on this application will not constitute invasion of privacy. I authorize Landlord Protection Service to obtain credit reports, bank information, employment information, and/or character reports as necessary. I authorize my employers and references to release such information as necessary. LPS has my permission to release information found in screening. I understand that any misrepresentations will be sufficient cause for dismissal or voiding of this application. False, fraudulent or misleading information may be grounds for denial of tenancy, or subsequent eviction. You have the right to dispute the accuracy of the information reported, and upon written request, the right to obtain a copy of any and all reports. Direct inquiries to LPS, 16625 Redmond Way, PMB #M446, Redmond, WA 98052.

Signed _____ Tenant Signed _____ Tenant Dated _____

Signed _____ Landlord Signed _____ Position Dated _____

Return application to: Meridian Valley Property Management
15423 SE 272nd St, #110
Kent, WA 98042

OR Fax (253) 981-0112



Please read the following criteria used to make a decision on your rental application. We require your signature on both this information sheet along with signature on credit application.

GENERAL REQUIREMENTS

1. Positive I.D. with a picture is required.
2. Each applicant must qualify individually unless they are a married couple. An additional application fee may be required if a married couple has not established joint credit.

RENTAL REQUIREMENT

1. Six months of verifiable residence history from a third party landlord required.
2. Rental history demonstration residency, but not by a third party, will require an additional security deposit equal to half months rent, or co-signer.
3. Home ownership will be verified through tax assessors office or credit report.
4. Four or more late payments of rent or mortgage within a 12-month period will result in denial.
5. Two(2) or more NSF checks within a 12-month period, will result in denial.
6. Rental history reflecting any unpaid past due rent will result in denial.
7. Any unlawful detainer action or eviction over three (3) years old, which has been paid, can be approved with added security.
8. Rental history showing \$50.00 but less than \$200.00 damage will require security deposit equal to half months rent, when the amount has been paid in full.
9. Rental history showing \$200.00 but less than \$750.00 damage will require security deposit equal to full months rent, when the amount has been paid in full.
10. Rental history reflection more than \$750.00 damage will result in denial.
11. Rental history with complaints (disturbance or other) will be denied if the manager would not re-rent.
12. Added security is needed for any instance of unauthorized persons or pets in a unit rented by the applicant.
13. First time renters, with no established credit, will require a co-signer.

INCOME REQUIREMENTS

1. Monthly household income is equal to three (3) times the rent.
2. If monthly household income does not meet three (3) times stated monthly rent, an additional one month's rent or qualified roommate will be required.
3. If co-signer is required, their monthly income should equal five (5) times the stated monthly rent.
4. A current paycheck stub will be required if we are unable to verify income over the phone.
5. Some form of verifiable income will be required for unemployed applicants.
6. Self-employed applicants will require proof of income by tax returns.

EMPLOYMENT REQUIREMENTS

1. Verifiable employment is required.
2. If unemployed and unable to verify income as able to pay rent, will be denied.
3. Self-employed individuals must be verified through the state or tax returns or bank statements.
4. Added security is needed for temporary or seasonal employees.
5. Does not meet stated criteria.

CREDIT REQUIREMENTS

1. Good credit required.
2. Outstanding bad debts being reported on credit report which are more than \$100.00 but less than \$1000.00 will require additional security equal to half month's rent.
3. Outstanding bad debts being reported on credit report being more than \$1000.00 will require a full security deposit equal to a full month's rent.
4. Outstanding bad debts being reported on credit report being more than \$20,000.00 will result in denial.
5. Excessive collection (6 or more) will result in denial. (with some exception for medical collections)
6. Outstanding debt to property management or landlord over \$100.00 will result in denial.
7. Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
8. After a discharged bankruptcy, applicant must show six (6) months of positive established credit.
9. If the majority of an applicant's current accounts are charged off or more than sixty (60) days past due, this will result in a denial.

CRIMINAL REQUIREMENTS

1. Any criminal felony offense, which has taken place within the last 10 years, is a consideration for denial, based on the following.
2. If there is a criminal conviction and the applicant has been out of jail/prison less than five (5) years they will be denied.
3. If the criminal offense was of a physical or violent nature against either person or property, the applicant will be denied.
4. If the criminal offense took place more than ten (10) years ago, or if the person has been out of jail/prison more than five (5) years and has perfect credit and rental history they may be approved. (They may only be approved if this was a one time offense and was not of a physical or violent nature. Multiple offenders will be denied on matter what the credit and rental history shows.)

AUTOMATIC DENIALS

1. Any collection filed by a property management company over \$100.00 will result in denial, unless paid, which will result in one month's additional security.
2. Any unlawful detainer action or eviction, which has been within the last three (3) years results in denial.
3. Any current 3-day notice will result in denial.

I have read and understand that the credit application fee is a non-refundable fee that will not be returned under any circumstance.

Applicant _____

Applicant _____

Date _____

Meridian Valley Property Management
15423 SE 272nd Street, #110
Kent, WA 98042
(253) 630-0123



Landlord Protection Service, Inc. Payment Agreement

I agree to pay all services requested, in full at time of request. I also agree that the form of payment will be either Visa or MasterCard. I also understand that if the amount billed should be declined by my credit card provider, the service I have requested will not be processed.

Signed

Date

Card Type: **MasterCard** ___
Visa ___

Card number: _____

Expiration Date: _____

Name on Card:

Quantity	Description	Price	Amount
	LPS Application Fee:	\$	
	Payable to LPS INC.		
		Tax	Included
	SALE SLIP	Total	\$ 00

Purchaser Sign Here:

X _____

Cardholder acknowledges receipt of goods or services in the Amount of the Total shown hereon and agrees to perform the Obligations set forth in the Cardholder's agreement with the issuer.

Merchant Copy

Meridian Valley Property Management

15423 SE 272nd St., Suite 110, Kent, WA 980342
Bus.253-630-0132 Fax 253-981-0112